



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

September 18, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

79 September 18, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**ISSUANCE AND SALE OF
COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA)
SPECIAL TAX REFUNDING BONDS SERIES 2012A
(FIFTH DISTRICT)
(3-VOTES)**

SUBJECT

The Treasurer and Tax Collector is seeking authorization for the issuance and sale of Community Facilities District No. 7 (Altadena Area) Special Tax Refunding Bonds, Series 2012A.

IT IS RECOMMENDED THAT THE BOARD:

Adopt a Resolution authorizing: a) the issuance and sale of Community Facilities District No. 7 Special Tax Refunding Bonds, Series 2012A, in an aggregate principal amount not to exceed \$8,000,000; b) the execution and delivery of a First Supplemental Indenture, Bond Purchase Agreement, Escrow Agreement, Continuing Disclosure Certificate and other legal documents required to issue the bonds; and c) the distribution of a Preliminary Official Statement and Final Official Statement in connection with the sale of the bonds.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Resolution provides for the issuance of Community Facilities District No. 7 (Altadena Area) Special Tax Refunding Bonds, Series 2012A (the "Refunding Bonds"), in an aggregate principal amount not to exceed \$8,000,000. The Treasurer and Tax Collector is requesting approval of certain

legal documents in connection with the Refunding Bonds in order to facilitate the refunding of all currently outstanding Community Facilities District No. 7, Series 1999A Bonds (the "Series 1999A Bonds"). The refunding of the Series 1999A Bonds will result in lower debt service and reduced taxes for the property owners. The Refunding Bonds shall be issued upon the terms and conditions contained in the original Indenture, as amended and supplemented by a First Supplemental Indenture to be executed pursuant to the current bond sale. The Series 1999A Bonds were originally authorized on July 13, 1995, when your Board approved the formation of the Community Facilities District No. 7 (Altadena Area) (the "District") following a landowner election.

Based on current market conditions, the Refunding Bonds would be sold at a true interest cost of approximately 3.9%, resulting in more than \$1.5 million in gross savings to property owners. The Refunding Bonds will be structured with a final maturity date in 2029, which corresponds to the final maturity date of the outstanding Series 1999A Bonds.

Implementation of Strategic Plan Goals

This action supports the County's Strategic Plan Goal #1: Operational Effectiveness through collaborative actions among County departments and other governmental jurisdictions.

FISCAL IMPACT/FINANCING

There will be no fiscal impact to the County budget. All costs of issuance and debt service payments related to the Refunding Bonds are the responsibility of the property owners in the District. There will be no financial recourse to the County resulting from the sale of the Refunding Bonds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Refunding Bonds are authorized pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended and commencing with Section 53580 of the Government Code. The Treasurer and Tax Collector is recommending a negotiated sale of the Refunding Bonds, which will provide an effective means to market the credit strengths of this transaction to potential investors and will provide greater flexibility to manage the timing of the bond sale.

Based on the results of a competitive solicitation process, Stifel, Nicolaus & Company, Incorporated (dba Stone & Youngberg), was selected as the underwriter for this transaction. Squire Sanders will serve as bond counsel, David Taussig & Associates will provide services as a special tax consultant, and U.S. Bank National Association will act as both paying agent and escrow agent.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

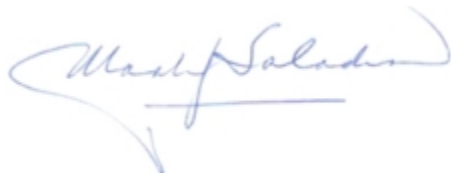
Upon approval, it is requested that the Executive Officer-Clerk of the Board of Supervisors return two originally executed copies and two certified copies of the Resolution to the Treasurer and Tax Collector (Office of Public Finance).

The Honorable Board of Supervisors

9/18/2012

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Respectfully submitted,

A handwritten signature in blue ink, reading "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO

Treasurer and Tax Collector

MJS:GB:SM:pab

Pb/brdltr/cfd7

Enclosures

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller

**COMMUNITY FACILITIES DISTRICT NO. 7
OF THE COUNTY OF LOS ANGELES
(ALTADENA AREA)**

**RESOLUTION AUTHORIZING THE ISSUANCE OF
SERIES 2012A BONDS OF COMMUNITY FACILITIES
DISTRICT NO. 7 (ALTADENA AREA) AND PROVIDING
FOR OTHER MATTERS RELATING THERETO**

WHEREAS, on May 30, 1995, the Board of Supervisors (the "Board") of the County of Los Angeles (the "County"), State of California, pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code, otherwise known as the "Mello-Roos Community Facilities Act of 1982" (the "Act"), adopted a Resolution declaring its intention to establish Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) (the "District"), and to incur bonded indebtedness in the District in an aggregate principal amount not to exceed \$9,000,000 for the purpose of financing the construction, installation and acquisition of public facilities, together with appurtenances and all related incidental expenses incurred in the establishment of the District and the issuance of bonds for the District; and

WHEREAS, pursuant to notice given as provided in the Act, a public hearing was held concerning the formation of the District, the levy of the special tax and the establishment of an appropriations limit therein and the issuance of bonded indebtedness by the District; and

WHEREAS, on July 13, 1995, the Board, following the closing of the public hearing, adopted a Resolution establishing Community Facilities District No. 7 of the County and approving the proposed rate and method of apportionment of the special tax; and

WHEREAS, a special election was duly and legally held and conducted for the District on the 14th day of July, 1995, at which election there was submitted to the qualified voters of the District the combined ballot proposition of levying a special tax, of establishing an appropriations limit and of incurring bonded indebtedness, such ballot proposition being approved by more than two thirds of the qualified electors of the District; and

WHEREAS, the establishment of the District, the validity of the special tax and the issuance of bonds was the subject of a proceeding, pursuant to Section 860 *et seq.* of the California Code of Civil Procedure, in the Superior Court of the State of California in and for the County of Los Angeles, in the case of *County of Los Angeles v. All Persons, etc., et al.* (Case No. BC 134968); and

WHEREAS, a Notice of Special Tax Lien has been filed and recorded with the office of the Recorder of the County with regard to all parcels within the District in the time and manner required by Section 53328.5 of the Government Code of the State of California; and

WHEREAS, in accordance with Section 53340 of the Act, the Board has adopted Ordinance No. 99-0066 on July 27, 1999 providing for the levy of a special tax lien; and

WHEREAS, the District acting through the Board previously issued \$9,000,000 aggregate principal amount of Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) Special Tax Bonds, Series 1999A (the “Series 1999A Bonds”) pursuant to an indenture dated as of August 1, 1999, by and among the District, the Treasurer, as paying agent and the Auditor, as fiscal agent (the “Original Indenture”); and

WHEREAS, the Board desires to provide for the issuance of an additional series of bonds of the District to refund all or a portion of the Series 1999A Bonds in an aggregate principal amount of not to exceed \$9,000,000 and to approve all necessary and proper documents and transactions in connection therewith;

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES HEREBY RESOLVES AS FOLLOWS:

Section 1. Definitions. For purposes of this Resolution, the following capitalized terms have the indicated meanings:

“Bond Counsel” means Squire Sanders (US) LLP in its capacity as bond counsel with respect to the Series 2012A Bonds.

“Chair” means the Chair, Chairman, Chairperson or Mayor of the Board of Supervisors of the County of Los Angeles.

“County Counsel” means the County Counsel of the County, or his deputy.

“Fiscal Year” means the twelve-month period ending on June 30 of each year, or any other annual accounting period hereafter selected and designated by the County as its Fiscal Year in accordance with applicable law.

“Officers of the County” means the Chair, the Executive Officer-Clerk of the Board, the Treasurer, the Auditor, or any designee of the listed officers.

“Special Tax” means, with respect to any parcel within the District, the tax authorized to be levied in accordance with the proceedings of the District and an Ordinance of the County authorizing such levy.

“Special Tax Lien” means the lien established as to each parcel in the District by recordation of the Notice of Special Tax Lien pursuant to Section 53328.5 of the Act.

All capitalized terms not defined herein shall have the meaning assigned to them in the Original Indenture, as amended and supplemented by the First Supplemental Indenture, (as hereinafter defined).

Section 2. Issuance of Additional Bonds. An additional series of bonds of the District designated Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) Special Tax Refunding Bonds, Series 2012A (the “Series 2012A Bonds”) is hereby established and authorized to be issued in an aggregate principal amount of not to exceed \$9,000,000. The Series 2012A Bonds shall be issued upon the terms and conditions contained in

the Original Indenture, as amended and supplemented by the First Supplemental Indenture, (hereinafter referred to), which terms and conditions are by this reference incorporated herein. The Series 2012A Bonds shall be issued as refunding bonds pursuant to Section 53363 of the Act to refund the Series 1999A Bonds and shall provide for payment of the designated costs of issuing the Series 2012A Bonds as set forth in Section 53363.8 of the Act.

Section 3. Manner of Sale of the Series 2012A Bonds. Pursuant to Section 53360.4 of the Act, the Board hereby finds and determines that a private sale of the Series 2012A Bonds would result in a lower overall cost to the District, and the Series 2012A Bonds shall be sold at private sale.

Section 4. Designation of Office to Administer Special Tax. Pursuant to Section 53340.2 of the Act, the Office of the Treasurer is hereby designated as the office which is responsible for annually preparing the current roll of Special Tax levy obligations and for estimating future Special Tax levies.

Section 5. First Supplemental Indenture. The proposed form of the First Supplemental Indenture, dated as of October 1, 2012 (the "First Supplemental Indenture"), amending and supplementing the Original Indenture, pertaining to the District to be entered into by the County on behalf of the District, presented to the Board at this meeting, is hereby approved. The Chair, the Executive Officer-Clerk of the Board, the Treasurer, as paying agent, and the Auditor, as fiscal agent, are, and each of them is, hereby authorized and directed, for and in the name of the District, to execute and deliver the First Supplemental Indenture in substantially said form, with such changes therein as County Counsel and Bond Counsel may require or approve, such requirement or approval to be conclusively evidenced by the execution thereof.

Section 6. Bond Purchase Agreement. The proposed form of Bond Purchase Agreement relating to the Series 2012A Bonds (the "Bond Purchase Agreement") between the District and Stifel, Nicolaus & Company, Incorporated dba Stone & Youngberg, a Division of Stifel Nicolaus (the "Underwriter") presented to the Board at this meeting, is hereby approved. The Treasurer is hereby authorized and directed, for and in the name of the District, to execute and deliver to the Underwriter the Bond Purchase Agreement in substantially said form, at a true interest cost on the Series 2012A Bonds, excluding Underwriter's discount but including original issue discount, if any, not to exceed five percent (5.00%), and with such other changes therein as County Counsel and Bond Counsel may require or approve, such requirement or approval to be conclusively evidenced by the execution thereof.

Section 7. Official Statement. The form of the Preliminary Official Statement relating to the District with respect to the Series 2012A Bonds (the "Preliminary Official Statement") is presented to the Board at this meeting, and the Underwriter's distribution thereof to prospective purchasers of Series 2012A Bonds is hereby approved. The Preliminary Official Statement, together with such additions thereto and changes therein as are determined necessary by the Treasurer, for and in the name of the District, to make such Preliminary Official Statement final as of its date for purposes of Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-12"), including, but not limited to, such additions and changes as are necessary to reflect conditions imposed by the agency rating the Series 2012A Bonds or to make the

Section 8. Continuing Disclosure Certificate. The proposed form of the Continuing Disclosure Certificate (the “Continuing Disclosure Certificate”), pertaining to the District to be entered into by the District, presented to the Board at this meeting, is hereby approved. The Treasurer is hereby authorized and directed, for and in the name of the District, to execute and deliver the Continuing Disclosure Certificate in substantially said form, with such changes therein as County Counsel and Bond Counsel may require or approve, such requirement or approval to be conclusively evidenced by the execution thereof.

Section 9. Escrow Agreement. The proposed form of Escrow Agreement relating to the Series 1999A Bonds (the “1999A Escrow Agreement”) presented to the Board at this meeting is hereby approved. The Chair and the Executive Officer-Clerk of the Board are, and each of them is, hereby authorized and directed, for and in the name of the District, to execute and deliver the Escrow Agreement in substantially said form, with such changes therein as County Counsel and Bond Counsel may require or approve, such requirement or approval to be conclusively evidenced by the execution thereof.

Section 10. Designation of Consultant. With respect to the Series 2012A Bonds and in accordance with the policy of the Board, the selection of David Taussig & Associates, Inc., as special tax consultant, is approved.

Section 11. Delegation of Authority. The Officers of the County and/or their designees are, and each of them hereby is, authorized and directed to do any and all things, and to execute and deliver any and all documents said Officers of the County may deem necessary or advisable in order to consummate the issuance of the Series 2012A Bonds and otherwise carry out, give effect to and comply with the terms and intent of this Resolution, the Series 2012A Bonds, the Bond Purchase Agreement, the Continuing Disclosure Certificate, the Escrow Agreement, the First Supplemental Indenture, the Preliminary Official Statement, the Official Statement, the 15c2-12 Certificate and compliance with Rule 15c2-12.

Section 12. Severability. If any portion of this Resolution is declared illegal, invalid or unenforceable, then such portion or provisions shall be deemed to be severable from this Resolution. Such illegality, invalidity or unenforceability shall not affect the remainder hereof.

Section 13. Effective Date. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was on the 18th day of September 2012, adopted by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.



SACHI A. HAMAI, EXECUTIVE OFFICER-
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES

By: Lachelle Smithman
Deputy

Approved as to form:

JOHN F. KRATTLI
COUNTY COUNSEL

By: John F. Krattli
Principal Deputy County Counsel

FIRST SUPPLEMENTAL INDENTURE
DATED AS OF _____ 1, 2012

Executed by the
COMMUNITY FACILITIES DISTRICT NO. 7
OF THE COUNTY OF LOS ANGELES
(ALTADENA AREA)

acting through the
BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES,

as the legislative body,

and by the
TREASURER AND TAX COLLECTOR
OF THE COUNTY OF LOS ANGELES,

as the Paying Agent

and by the
AUDITOR – CONTROLLER
OF THE COUNTY OF LOS ANGELES

as the Fiscal Agent

Community Facilities District No. 7
of the County of Los Angeles
(Altadena Area)
Special Tax Refunding Bonds
Series 2012A

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FIRST SUPPLEMENTAL INDENTURE

This First Supplemental Indenture (the “First Supplemental Indenture”) dated as of _____ 1, 2012 is executed by Community Facilities District No. 7 of the County of Los Angeles (the “District”) acting through the Board of Supervisors (the “Board of Supervisors”) of the County of Los Angeles (the “County”) of the State of California (the “State”) as the legislative body, by the Treasurer and Tax Collector of the County, as Paying Agent (the “Paying Agent”) on behalf of the owners of the Bonds (as hereafter defined) and by the Auditor – Controller of the County, as Fiscal Agent (the “Fiscal Agent”) on behalf of the owners of the Bonds.

WITNESSETH:

WHEREAS, on May 30, 1995, the Board of Supervisors (the “Board”) of the County of Los Angeles (the “County”), State of California, pursuant to Chapter 2.5 of Part 1 of Division 2 of Title 5 (commencing with Section 53311) of the California Government Code, otherwise known as the “Mello-Roos Community Facilities Act of 1982” (the “Act”), adopted a Resolution declaring its intention to establish Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) (the “District”), and to incur bonded indebtedness in the District in an aggregate principal amount not to exceed \$9,000,000 for the purpose of financing the construction, installation and acquisition of public facilities, together with appurtenances and all related incidental expenses incurred in the establishment of the District and the issuance of bonds for the District; and

WHEREAS, pursuant to notice given as provided in the Act, a public hearing was held concerning the formation of the District, the levy of the special tax and the establishment of an appropriations limit therein and the issuance of bonded indebtedness by the District; and

WHEREAS, on July 13, 1995, the Board, following the closing of the public hearing, adopted a Resolution establishing Community Facilities District No. 7 of the County and approving the proposed rate and method of apportionment of the special tax as to each improvement area therein; and

WHEREAS, a special election was duly and legally held and conducted for the District on July 14, 1995, at which election there was submitted to the qualified voters of the District the combined ballot proposition of levying a special tax, of establishing an appropriations limit and of incurring bonded indebtedness, such ballot proposition being approved by more than two thirds of the qualified electors of the District; and

WHEREAS, the establishment of the District, the validity of the special tax and the issuance of bonds was the subject of a proceeding, pursuant to Section 860 *et seq.* of the California Code of Civil Procedure, in the Superior Court of the State of California in and for the County of Los Angeles, in the case of *County of Los Angeles v. All Persons, etc., et al.* (Case No. BC 134968); and

WHEREAS, a Notice of Special Tax Lien has been filed and recorded with the office of the Recorder of the County with regard to all parcels within the District in the time and manner required by Section 53328.5 of the Government Code of the State of California; and

WHEREAS, in accordance with Section 53340 of the Act, the Board has adopted Ordinance No. 99-0066 on July 27, 1999 providing for the levy of a special tax lien; and

WHEREAS, the District acting through the Board previously issued \$9,000,000 aggregate principal amount of Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) Special Tax Bonds, Series 1999A (the "Series 1999A Bonds") pursuant to an indenture dated as of August 1, 1999, by and among the District, acting through the Board of Supervisors of the County, the Treasurer, as paying agent and the Auditor, as fiscal agent (the "Original Indenture"); and

WHEREAS, Sections 2.12 and 9.1 of the Original Indenture provide that the District may by supplemental indenture establish one or more additional series of bonds payable from the proceeds of the Special Taxes (as defined in the Indenture) on a parity with all other series of bonds issued under the Indenture provided such additional bonds effect the refunding or defeasance of the bonds outstanding and provide for a savings of total net interest cost in each year over the total net interest cost in such year on the Series 1999A Bonds to be refunded; and

WHEREAS, the District has determined to issue \$_____ aggregate principal amount of Special Tax Refunding Bonds, Series 2012A (the "Series 2012A Bonds") to refund the Series 1999A Bonds; and

WHEREAS, in order to provide for the authentication and delivery of the Series 2012A Bonds from time to time, to establish and declare the terms and conditions upon which the Series 2012A Bonds are to be issued and secured, and to secure the payment of the principal thereof and premium (if any) and interest thereon, the District has authorized the execution and delivery of this First Supplemental Indenture; and

WHEREAS, all acts and proceedings required by law necessary to make the Series 2012A Bonds, when executed by the District, authenticated and delivered by the Paying Agent and duly issued, the valid, binding and legal limited obligations of the District, and to constitute this First Supplemental Indenture a valid and binding agreement for the uses and purposes herein set forth in accordance with its terms, have been done and taken, and the execution and delivery of this First Supplemental Indenture has been in all respects duly authorized;

NOW, THEREFORE, THIS FIRST SUPPLEMENTAL INDENTURE WITNESSETH:

ARTICLE I AUTHORITY AND DEFINITIONS

Section 1.01. Supplemental Indenture. The First Supplemental Indenture is supplemental to the Indenture.

Section 1.02. Authority for the First Supplemental Indenture. The First Supplemental Indenture is adopted (i) pursuant to the provisions of the Act and (ii) in accordance with Article II and Article IX of the Original Indenture.

Section 1.03. Definitions.

(1) Except as provided by the First Supplemental Indenture, all terms which are defined in Section 1.1 of the Indenture shall have the same meanings in the First Supplemental Indenture as such terms are given in said Section 1.1 of the Indenture.

(2) In the First Supplemental Indenture, the following terms shall have the following meanings:

“Certificate of the District” means a certificate entered into among the District, the Fiscal Agent and the Paying Agent containing specific provisions applicable to the Series 2012A Bonds.

“Continuing Disclosure Certificate” shall mean that certain Continuing Disclosure Certificate of the District, dated as of _____ 1, 2012, relating to the Series 2012A Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

“First Supplemental Indenture” means the First Supplemental Indenture, dated as of _____ 1, 2012, by and among the District, the Paying Agent and Fiscal Agent, as may be amended and supplemented from time to time pursuant to the terms of the Indenture.

“Series 1999A Escrow Agent” means [U.S. Bank National Association], a banking association organized and existing under the laws of the United States of America, acting in its capacity as such under the Series 1999A Escrow Agreement, and any successor thereto.

“Series 1999A Escrow Agreement” means the Escrow Agreement, dated as of _____ 1, 2012, by and between the District, acting through the Board of Supervisors of the County, and the Series 1999A Escrow Agent relating to the Series 1999A Bonds, as amended and supplemented pursuant to the terms thereof.

“Series 1999A Escrow Fund” means the escrow fund established under the Series 1999A Escrow Agreement.

ARTICLE II
AUTHORIZATION OF SERIES 2012A BONDS

Section 2.01. Purpose. The Series 2012A Bonds are issued for the purpose of providing funds (i) to refund the Series 1999A Bonds, (ii) for deposit into the Series 2012A Reserve Account within the Reserve Fund, and (iii) to pay the costs of issuance related to the Series 2012A Bonds.

Section 2.02. Description of Series 2012A Bonds; Interest Rates. A Series of Bonds is hereby created and designated “Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) Special Tax Refunding Bonds, Series 2012A.” The Series 2012A Bonds shall be issued in fully registered form in authorized denominations of \$5,000 or any integral multiple thereof. The Series 2012A Bonds shall be issued in the aggregate principal amount of _____ Dollars (\$_____) and shall mature and be payable on September 1 in the years and in the aggregate principal amounts and shall bear interest at the rates as follows:

Year (September 1)	Principal Amount	Interest Rate
_____	_____	_____

Principal of, premium (if any) and interest on the Series 2012A Bonds shall be payable in lawful money of the United States of America. The principal of the Series 2012A Bonds and any premium due upon the redemption thereof shall be payable upon presentation and surrender thereof at maturity or earlier redemption at the Principal Office of the Paying Agent. Interest with respect to each Series 2012A Bond shall accrue from the dated date of the Series 2012A Bonds and shall be payable commencing [March 1, 2013]. Interest on any Series 2012A Bond shall be payable from the Interest Payment Date next preceding the date of authentication of that Series 2012A Bond, unless (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication, (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from such Interest Payment Date, or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the dated date of the Series 2012A Bonds; provided, however, that if at the time of authentication of such Series 2012A Bond, interest is in default, interest on that Series 2012A Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or from the dated date of the Series 2012A Bonds if no interest has been paid or made available for payment. Interest on any Series 2012A Bond shall be paid by check or draft of the Paying Agent mailed by first class mail, postage prepaid, to the person whose name shall appear in the Bond Register as the Owner of such Series 2012A Bond as of the close of business on the Record Date at the address which appears on the Bond Register; provided, however, that in the case of an Owner of \$1,000,000 or more in aggregate principal amount of Series 2012A Bonds, upon written request of such Owner to the Paying Agent 20 days prior to any Interest Payment Date, such Interest shall be paid on the Interest Payment Date in immediately available funds by wire transfer to an account in the continental United States of America. Interest with respect to each Series 2012A Bond shall be computed using a year of 360 days comprised of twelve 30-day months.

The Series 2012A Bonds shall be subject to redemption as provided in Sections 2.04 and 2.05 of this First Supplemental Indenture and in Article III of the Original Indenture.

Section 2.03. Form of Series 2012A Bonds and Certificate of Authentication and Registration. The Series 2012A Bonds and the certificate of authentication and registration thereon shall be substantially in the form attached hereto as Exhibit A and incorporated herein by this reference.

Section 2.04. Optional Redemption. The Series 2012A Bonds maturing on or before September 1, 20__ are not subject to call and redemption prior to maturity. The Series 2012A Bonds maturing on or after September 1, 20__ may be redeemed prior to maturity, in whole or in part on any date, at the option of the District on or after September 1, 20__, at the par value of the Series 2012A Bonds to be redeemed, together with accrued interest to the date of redemption.

In the event that the District shall elect to redeem Series 2012A Bonds as provided in this Section, the District shall give written notice to the Paying Agent of its election to so redeem the Series 2012A Bonds, the redemption date and the principal amount of the Series 2012A Bonds to be redeemed. Such notice shall be given at least 30 days but no more than 60 days prior to the redemption date.

Section 2.05. Establishment and Application of Series 2012A Accounts and Subaccounts within Funds and Accounts Created Under the Indenture. The Fiscal Agent shall establish and maintain within each Fund and Account created under the Original Indenture a separate account or subaccount designated as the "Series 2012A Account" or "Series 2012A Subaccount" within such Fund or Account. The moneys held in each such Account or Subaccount shall be disbursed by the Fiscal Agent in accordance with the provisions of the Indenture relating to the applicable Fund or Account. The forms for requisition of moneys from the Administrative Expense Fund shall be substantially in the form of Exhibits B and C of the Original Indenture.

Section 2.06. Deposits to Accounts from Revenues of the District and proceeds of Series 1999A Bonds. The following revenues of the District and proceeds of the Series 1999A Bonds held by the Fiscal Agent will be deposited as follows:

(1) An amount equal to \$_____ in the Special Tax Fund will be deposited into the Series 1999A Escrow Fund; and

(2) An amount equal to \$_____ in the Reserve Fund will be deposited into the Series 1999A Escrow Fund.

Section 2.07. Disposition of Series 2012A Bonds Proceeds. The proceeds of the sale of the Series 2012A Bonds shall be received by the Fiscal Agent and deposited as follows:

(1) An amount equal to \$_____ shall be placed in the Series 1999A Escrow Fund in accordance with the Series 1999A Escrow Agreement;

(2) An amount equal to \$_____, representing the Costs of Issuance of the Series 2012A Bonds, shall be placed in the Series 2012A Cost of Issuance Fund; and

(3) An amount equal to \$_____, representing the Reserve Requirement for the Series 2012A Bonds, shall be placed in the Series 2012A Reserve Fund.

Section 2.08. Continuing Disclosure. The District hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of the Indenture or this First Supplemental Indenture, failure of the District to comply with the Continuing Disclosure Certificate shall not be considered an Event of Default; however, the Fiscal Agent may (and, at the request of any Participating Underwriter (as defined in the Continuing Disclosure Certificate) or the Owners of at least 25% aggregate principal amount of Outstanding Series 2012A Bonds, shall) or any such Owner or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this Section. For purposes of this Section, “Beneficial Owner” means any person which has the power, directly or indirectly, to vote or consent with respect to or to dispose of ownership of, any Series 2012A Bonds (including persons holding Series 2012A Bonds through nominees, depositories or other intermediaries).

ARTICLE III AMENDMENTS TO INDENTURE

Section 3.01. Amendment to Section 1.1 of the Indenture. The definition of “Authorized Investments” is amended to add the following:

(13) the Los Angeles County Treasury Pool.

Section 3.02. Amendment to Article II of the Indenture. Section 2.12 has been amended in its entirety as follows:

Section 2.12. CONDITIONS FOR THE ISSUANCE OF ADDITIONAL BONDS.

(a) The District may issue bonds payable from and secured by the Special Taxes which are subordinate in all respects to the Bonds.

(b) The District covenants not to issue any other bonds or any other evidence of indebtedness in addition to the Series 2012A Bonds payable from and secured by the proceeds of the Special Taxes as provided herein on a parity with the Series 2012A Bonds, provided, however, that the District may issue bonds of equal security with that of the Series 2012A Bonds payable from the proceeds of the Special Taxes as provided herein on a parity with any Bonds theretofore issued hereunder, but only subject to the following conditions, which are conditions precedent to the issuance thereof:

(1) The issuance of such Bonds shall have been authorized under and pursuant to the Act or any other applicable law and under and pursuant hereto and shall have been provided for by a Supplemental Indenture which shall specify the following:

(A) The purpose for which such Bonds are to be issued; provided, that the proceeds of the sale of such Bonds shall be applied solely for the purpose of providing funds to refund any Bonds issued hereunder;

(B) The principal amount and designation of such Bonds and the denomination or denominations of the Bonds;

(C) The date, the maturity date or dates, the interest payment dates and the dates on which mandatory sinking fund payments are due, if any, for such Bonds; provided, that (i) the Serial Bonds shall be payable as to principal annually on September 1 of each year in which principal falls due, and the Term Bonds shall either have semiannual mandatory redemption on March 1 and September 1 or annual mandatory redemption on September 1, (ii) the Bonds shall be payable as to interest semiannually on March 1 and September 1 of each year, except that the first installment of interest may be payable on either March 1 or September 1 and shall be for a period of not longer than twelve (12) months and the interest shall be payable thereafter semiannually on March 1 and September 1, (iii) all Bonds of like maturity shall be identical in all respects, except as to number or denomination, and (iv) serial maturities of Serial Bonds or mandatory sinking fund payments for Term Bonds, or any combination thereof, shall be established to provide for the redemption or payment of such Bonds on or before their respective maturity dates;

(D) The redemption premiums and terms, if any, for such Bonds;

(E) The form of the Bonds;

(F) The amount to be deposited from the proceeds of sale of such Bonds or other District funds in the Reserve Fund to increase the amount therein to an amount at least equal to the Reserve Requirement for all Outstanding Bonds of the District secured on a parity, by the Special Taxes; and

(G) Such other provisions that are appropriate or necessary and are not inconsistent with the provisions hereof; and

(2) The District shall be in compliance with all agreements, conditions, covenants and terms contained herein and in all Supplemental Indentures required to be observed or performed by it.

(c) Additional bonds authorized to be issued under (a) or (b) above may only be issued if no Event of Default (or any event which, once all notice or grace periods have passed, would constitute an Event of Default) has occurred and is continuing (unless such default is to be remedied upon the issuance of such additional bonds) and the Reserve Requirement is to be satisfied upon the issuance of such additional bonds.

Section 3.03. Amendment to Section 3.4 the Indenture. With respect to the Series 2012A Bonds only, the first sentence of Section 3.4 of the Indenture is amended in its entirety to read as follows:

Section 3.4. **SELECTION OF BONDS FOR REDEMPTION.** If less than all of the Outstanding Bonds are to be redeemed, the Paying Agent shall redeem the Bonds from such maturities as are selected by the District and by lot within a single maturity, provided, however, that the portion of any Bond of a denomination of more than \$5,000 to be redeemed shall be in the principal amount of \$5,000 or an integral multiple thereof, and that, in selecting portions of such Bonds for redemption, the Paying Agent shall treat each such Bond as representing that number of Bonds of a \$5,000 denomination which is obtained by dividing the principal amount of such Bond to be redeemed in part by \$5,000.

Section 3.04. Amendment to Article VI of the Indenture. Sections 6.13 and 6.14 are added to the Indenture as follows:

Section 6.13. **REDUCTION OF MAXIMUM SPECIAL TAXES.** The District hereby finds and determines that, historically, delinquencies in the payment of special taxes authorized pursuant to the Act in community facilities districts in Southern California have from time to time been at levels requiring the levy of special taxes at the maximum authorized rates in order to make timely payment of principal of and interest on the outstanding indebtedness of such community facilities districts. The District hereby determines that a reduction in the maximum Special Tax rates authorized to be levied on parcels in The District below the levels provided in this Section would interfere with the timely retirement of the Bonds. The District determines it to be necessary in order to preserve the security for the Bonds to covenant, and, to the maximum extent that the law permits it to do so, the District hereby does covenant, that it shall not initiate proceedings to reduce the maximum Special Tax rates for The District, unless, in connection therewith, (i) the District receives a certificate from one or more Independent Consultants which, when taken together, certify that, on the basis of the parcels of land and improvements existing in The District as of the July 1 preceding the reduction, the maximum amount of the Special Tax which may be levied on then existing Developed Property (as defined in the Rate and Method of Apportionment of Special Taxes then in effect for The District) in each Bond Year for any Bonds Outstanding will equal at least 110% of the sum on the estimated Administrative Expenses and debt service in that Bond Year on all Bonds to remain Outstanding after the reduction is approved, and (ii) the District hereby finds that any reduction made under such conditions will not adversely affect the interests of the Owners of the Bonds.

Section 6.14. **COVENANTS TO DEFEND.** The District hereby covenants that in the event that any initiative is adopted by the qualified electors in the District which purports to reduce the maximum Special Tax below the levels specified in Section 6.13 above or to limit the power of the District to levy the Special Taxes for the purposes set forth in Section 6.03 above, it will commence and pursue legal action, if necessary, in order to preserve its ability to comply with such covenants.

ARTICLE IV INDENTURE TO REMAIN IN EFFECT; COUNTERPARTS

Section 4.01. Indenture to Remain in Effect. This First Supplemental Indenture is entered into to provide for the issuance of the Series 2012A Bonds. As supplemented hereby, the Indenture is in all respects ratified and confirmed, and the Indenture as

so supplemented hereby shall be read and construed as one and the same instrument, and shall remain in full force and effect.

Section 4.02. Execution in Counterparts. This First Supplemental Indenture may be executed in multiple counterparts, each of which shall be regarded for all purposes as an original; and all such counterparts shall constitute one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
EXECUTION PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this First Supplemental Indenture effective as of the date first above written.

COMMUNITY FACILITIES DISTRICT NO. 7
OF THE COUNTY OF LOS ANGELES
(ALTADENA AREA) ACTING THROUGH
THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, AS THE
LEGISLATIVE BODY

By: _____
Chairman

ATTEST:

SACHI A. HAMAI,
EXECUTIVE OFFICER-CLERK
OF THE BOARD OF SUPERVISORS

By: _____
Deputy

TREASURER AND TAX COLLECTOR OF
THE COUNTY OF LOS ANGELES, AS THE
PAYING AGENT

By: _____
Mark J. Saladino

AUDITOR-CONTROLLER OF THE COUNTY
OF LOS ANGELES, AS THE FISCAL AGENT

By: _____
Wendy L. Watanabe

[EXECUTION PAGE OF FIRST SUPPLEMENTAL INDENTURE]

EXHIBIT A

FORM OF SERIES 2012A BOND

No. _____

\$ _____

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

COMMUNITY FACILITIES DISTRICT NO. 7)
OF THE COUNTY OF LOS ANGELES
(ALTADENA AREA)
SPECIAL TAX REFUNDING BOND, SERIES 2012A

INTEREST RATE	MATURITY DATE	DATED DATE	CUSIP NO.
%		_____, 2012	_____

REGISTERED OWNER:

PRINCIPAL AMOUNT: Dollars

COMMUNITY FACILITIES DISTRICT NO. 7 OF THE COUNTY OF LOS ANGELES (ALTADENA AREA) (the "District") situated in the County of Los Angeles (the "County"), State of California (the "State"), FOR VALUE RECEIVED, hereby promises to pay, solely from Special Taxes (as hereafter defined) to be collected in the District and certain other moneys to the registered owner named above, or registered assigns, on the maturity date set forth above, unless redeemed prior thereto as hereinafter provided, the principal amount set forth above, and to pay interest on such principal amount from the Dated Date semiannually on each March 1 and September 1, commencing March 1, 2013 (each an "Interest Payment Date") at the interest rate set forth above, until the principal amount hereof is paid or made available for payment. The principal of and premium, if any, on this Bond (as hereinafter defined) are payable to the registered owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at maturity or redemption at the office of U.S. Bank National Association in Los Angeles, California, as agent, for the Treasurer and Tax Collector of the County of Los Angeles, as paying agent (the "Paying Agent"). Interest on this Bond shall be payable by check or draft of the Paying Agent mailed by first class mail, postage prepaid, to the registered owner hereof as of the close of business on the 15th calendar day of the month preceding the Interest Payment Date (the "Record Date") at such registered owner's address as it appears on the registration books maintained by the Paying Agent (the "Bond Register"); provided, however, that in the case of a registered owner of \$1,000,000 or more in aggregate principal amount of Bonds, upon written request of such registered owner to the Paying Agent 20 days prior to any Interest Payment Date, such interest shall be paid on the Interest Payment Date

in immediately available funds by wire transfer to an account in the continental United States of America.

This Bond is one of a duly authorized issue of "Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) Special Tax Refunding Bonds, Series 2012A" (the "Bonds") issued in the aggregate principal amount of \$_____ pursuant to the Mello-Roos Community Facilities Act of 1982, constituting Sections 53311 *et seq.* of the California Government Code, as amended (the "Act"). The issuance of the Bonds and the terms and conditions thereof are provided for by an Indenture, dated as of August 1, 1999, executed by the District, the Paying Agent and by the Auditor-Controller of the County, as fiscal agent (the "Fiscal Agent"), as amended and supplemented by the First Supplemental Indenture, dated as of _____ 1, 2012, executed by the District, the Paying Agent and the Fiscal Agent (herein collectively called the "Indenture") and by this reference incorporates the Indenture herein, and by acceptance hereof the owner of this Bond assents to said terms and conditions. The Indenture is authorized under, this Bond is issued under, and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Act and the Indenture, the principal of, premium, if any, and interest on this Bond are payable solely from, and shall be secured by a pledge of and lien upon (less certain administrative expense), (i) the annual special taxes authorized under the Act to be levied on property lying within the District (the "Special Taxes"), (ii) proceeds from the sale of property collected pursuant to the foreclosure provisions of the Act and the Indenture for the delinquency of such Special Taxes and (iii) the Reserve Fund and certain other moneys as described in the Indenture.

Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication of this Bond, unless (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication, (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from such Interest Payment Date, or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the dated date set forth above; provided, however, that if at the time of authentication of this Bond, interest is in default, interest on this Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or from the dated date of the Bonds if no interest has been paid or made available for payment. Interest on any Bond shall be paid to the person whose name shall appear in the Bond Register as the owner of such Bond as of the close of business on the Record Date at the address which appears on the Bond Register. Interest with respect to this Bond shall be computed using a year of 360 days comprised of twelve 30-day months.

Any tax for the payment hereof shall be limited to the Special Taxes, except to the extent that provision for payment has been made by the legislative body of the District, as may be permitted by law. The Bonds do not constitute obligations of the County or the District for which the County or the District is obligated to levy or pledge, or has levied or pledged, general or special taxation other than as described hereinabove. The District has covenanted for the benefit of the owners of the Bonds that, if the Fiscal Agent determines at any time that the balance in the Reserve Fund, created under the Indenture is less than the Reserve Requirement,

as defined in the Indenture, as the result of the failure by one or more owners of real property to pay Special Taxes when due, it will commence or cause to be commenced appropriate foreclosure proceedings and diligently pursue or cause to be diligently pursued to completion such foreclosure proceedings as may be necessary to restore the Reserve Fund balance to the Reserve Requirement.

The Series 2012A Bonds maturing on or before September 1, 20__ are not subject to call and redemption prior to maturity. The Series 2012A Bonds maturing on or after September 1, 20__ may be redeemed prior to maturity, in whole or in part on any date, at the option of the District on or after September 1, 20__, at the par value of the Series 2012A Bonds to be redeemed, together with accrued interest to the date of redemption.

This Bond shall be issued only in fully registered form in the denomination of \$5,000 or any integral multiple thereof.

Each registration and transfer of registration of this Bond shall be entered by the Paying Agent in books kept by it for this purpose and authenticated by its manual signature upon the certificate of authentication and registration endorsed hereon.

No transfer hereof shall be valid for any purpose unless made by the registered owner, by execution of the form of assignment endorsed hereon, and authenticated as herein provided. The principal hereof, interest hereon and any redemption premium shall be payable only to the registered owner or to such owner's order. The Paying Agent may require the Bond owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange.

The rights and obligations of the District and of the registered owners of the Bonds may be amended at any time, and in certain cases without notice to or the consent of the registered owners, to the extent and upon the terms provided in the Indenture.

The Indenture contains provisions permitting the District to make provisions for the payment of the interest on, and the principal and premium, if any, of any of the Bonds so that such Bonds shall no longer be deemed to be outstanding under the terms of the Indenture.

This Bond shall not become valid or obligatory for any purpose until the certificate of authentication and registration hereon endorsed shall have been dated and signed by the Paying Agent.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond have existed, happened and been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the District, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

IN WITNESS WHEREOF the Board of Supervisors of the County of Los Angeles, as the legislative body of Community Facilities District No. 7 of the County of Los Angeles (Altadena Area), has caused this Bond to be dated as of the ____ day of _____, 2012, to be signed by the Chariman by manual or facsimile signature and attested by the Executive Officer-Clerk of the Board of Supervisors by manual or facsimile signature.

COMMUNITY FACILITIES DISTRICT NO. 7
OF THE COUNTY OF LOS ANGELES
(ALTADENA AREA) ACTING THROUGH
THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, AS THE
LEGISLATIVE BODY

Chairman

ATTEST:

[Seal]

Executive Officer-Clerk of the Board of
Supervisors

CERTIFICATE OF AUTHENTICATION

This is one of the bonds described in the within mentioned Indenture and authenticated and registered on _____, 2012.

TREASURER AND TAX COLLECTOR OF
THE COUNTY OF LOS ANGELES, as Paying
Agent,

By U.S. BANK NATIONAL ASSOCIATION,
as its agent

By: _____
Authorized Signatory

[STATEMENT OF INSURANCE]

ASSIGNMENT

For value received, the undersigned do(es) hereby sell, assign and transfer unto _____ the within-mentioned registered bond and hereby irrevocably constitute(s) and appoint(s) _____ attorney, to transfer the same on the books of the Paying Agent with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this Assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed: _____

Taxpayer I.D. No.: _____

[ATTACH FORM OF OPINION OF BOND COUNSEL]

\$ _____
COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA)
OF THE COUNTY OF LOS ANGELES
SPECIAL TAX REFUNDING BONDS
SERIES 2012A

BOND PURCHASE AGREEMENT

_____, 2012

Community Facilities District No. 7
(Altadena Area)
of the County of Los Angeles
Los Angeles, California

Ladies and Gentlemen:

Stifel, Nicolaus & Company, Incorporated dba Stone & Youngberg, a Division of Stifel Nicolaus (the "Underwriter") offers to enter into this Bond Purchase Agreement with the Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles (the "District") which, upon acceptance, will be binding upon the District and upon the Underwriter. This offer is made subject to acceptance of it by the District on the date hereof, and if not accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the District at any time prior to the acceptance hereof by the District.

The District acknowledges and agrees that: (i) the purchase and sale of the Bonds (defined below) pursuant to this Purchase Agreement is an arm's-length commercial transaction between the District and the Underwriter; (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as a Municipal Advisor (as defined in Section 15B of The Securities Exchange Act of 1934, as amended); (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the District with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the District on other matters); (iv) the District has consulted its own legal, financial and other advisors to the extent it has deemed appropriate; and (v) the Underwriter has financial and other interests that differ from those of the District.

1. Purchase, Sale and Delivery of the Bonds.

(a) Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter agrees to purchase from the District, and the District agrees to sell to the Underwriter, all (but not less than all) of the Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles Special Tax Refunding Bonds, Series

2012A (the “Bonds”) in the aggregate principal amount specified in Exhibit A hereto. The Bonds shall be dated the date of their delivery, and bear interest (payable semiannually on March 1 and September 1 in each year), commencing on March 1, 2013, at the rates per annum and maturing on the dates and in the amounts as set forth in said Exhibit A. The purchase price for the Bonds shall be the amount specified as such in Exhibit A hereto.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable and subject to redemption as provided in, the Indenture, dated as of August 1, 1999 (the “Bond Indenture”), as amended by the First Supplemental Indenture, dated as of October 1, 2012 (the “First Supplemental Indenture” and, together with the Bond Indenture, the “Indenture”), executed by the District, acting through the Board of Supervisors, the Treasurer and Tax Collector of the County, as paying agent, and the Auditor-Controller of the County, as fiscal agent, which was approved by the District in a resolution (the “Resolution”), adopted by the Board of Supervisors of the County of Los Angeles (the “County”) sitting as the legislative body of the District (the “Board of Supervisors”) on _____, 2012. U.S. Bank National Association will serve as paying agent under the Indenture by delegation of the Treasurer and Tax Collector of the County. The Bonds and interest thereon will be payable from a special tax (the “Special Tax”) levied and collected in accordance with the Indenture and an ordinance adopted by the Board of Supervisors on July 27, 1999 (the “Ordinance”).

Proceeds of the sale of the Bonds will be used in accordance with the Indenture and the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311 *et seq.* of the Government Code of the State of California) (the “Act”), to refund the District’s outstanding Special Tax Bonds, Series 1999A (the “Refunded Bonds”) in accordance with an Escrow Agreement, dated as of October 1, 2012 (the “Escrow Agreement”), by and between the District and U.S. Bank National Association, as Escrow Agent. The Bonds are being issued in accordance with the provisions of the Indenture, the Act and Article 11, commencing with Section 53580, of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code (the “Law”).

(b) Pursuant to the authorization of the District, the Underwriter has distributed copies of the Preliminary Official Statement, dated _____, 2012, relating to the Bonds, which, together with the cover page and all appendices thereto, is herein called the “Preliminary Official Statement” and which, as amended by the District with the prior approval of the Underwriter, will be referred to herein as the “Official Statement.” The District hereby ratifies the use by the Underwriter of the Preliminary Official Statement and authorizes the Underwriter to use and distribute the Official Statement, the Indenture, the other documents or contracts to which the County or the District is a party, including this Bond Purchase Agreement, and all information contained therein, and all other documents, certificates and statements furnished by the County or the District to the Underwriter in connection with the transactions contemplated by this Bond Purchase Agreement, in connection with the offer and sale of the Bonds by the Underwriter. At or prior to the Closing Date (described below), the District shall have authorized, executed and delivered the Continuing Disclosure Certificate, dated as of the Closing Date (the “Continuing Disclosure Certificate”), which complies with paragraph (b)(1) of Section 240.15c2-12 in Chapter II of Title 17 of the Code of Federal Regulations (“Rule 15c2-12”), substantially in the form described in the Official Statement.

(c) At 8:00 A.M., Los Angeles time, on _____, 2012, or at such earlier time or date as shall be agreed upon by the Underwriter and the District (such time and date being herein referred to as the “Closing Date”), the District will deliver to the Underwriter through the book-entry system of The Depository Trust Company, the Bonds in temporary or definitive form, bearing

CUSIP numbers, and duly executed by the officers of the District as provided in the Indenture and with the facsimile seal of the County printed thereon. Additionally, the District will deliver to the Underwriter at the offices of Squire, Sanders & Dempsey, LLP (“Bond Counsel”), in Los Angeles, California, or such other location in Los Angeles, California, as may be agreed to by the District and the Underwriter, the other documents herein mentioned; and the Underwriter shall accept such delivery and pay the purchase price of the Bonds in immediately available funds (such delivery and payment being herein referred to as the “Closing”). The Bonds shall be in fully registered form, registered in the name of CEDE & Co., as nominee of The Depository Trust Company. The District will make such Bonds available for inspection by the Underwriter not later than the business day prior to the Closing.

2. Representations, Warranties and Agreements of the District. The District represents, warrants and covenants to and agrees with the Underwriter that:

(a) The District is duly organized and validly existing as a community facilities district under the laws of the State of California and has, and at the Closing Date will have, as the case may be, full legal right, power and authority (i) to execute, deliver and perform its obligations under this Bond Purchase Agreement and to carry out all transactions contemplated hereby, (ii) to issue, sell and deliver the Bonds to the Underwriter pursuant to the Resolution and the Indenture as provided herein, and (iii) to carry out, give effect to and consummate the transactions contemplated by the Resolution, the resolution forming the District adopted by the Board of Supervisors on July 13, 1995 (the “Resolution of Formation”), the Ordinance, the Official Statement, the Indenture, the Continuing Disclosure Certificate, this Bond Purchase Agreement and the Escrow Agreement;

(b) The District has complied, and will at the Closing Date be in compliance, in all respects with the Resolution, the Resolution of Formation, the Indenture, the Act, the Law, the Continuing Disclosure Certificate, this Bond Purchase Agreement and the Escrow Agreement and the District will continue to comply with the covenants of the District contained in the Indenture;

(c) The Board of Supervisors has duly and validly: (i) adopted the Resolution, the Resolution of Formation and the Ordinance; (ii) called, held and conducted in accordance with all requirements of the Act an election to approve the levy of the Special Taxes; (iii) authorized and approved the execution and delivery of the Bonds, the Indenture, the Continuing Disclosure Certificate, this Bond Purchase Agreement and the Escrow Agreement; (iv) authorized the preparation and delivery of the Official Statement; and (v) authorized and approved the performance by the County and the District of their respective obligations contained in, and the taking of any and all action as may be necessary to carry out, give effect to and consummate the transactions contemplated by, each of said documents (including, without limitation, the collection of the Special Tax), and at the Closing Date, the Resolution, the Resolution of Formation, the Indenture, the Ordinance, the Bonds, the Continuing Disclosure Certificate, this Bond Purchase Agreement and the Escrow Agreement will constitute the valid, legal and binding obligations of the District, and (assuming due authorization, execution and delivery by other parties thereto, where necessary) will be enforceable in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors’ rights in general and to the application of equitable principles if equitable remedies are sought;

(d) To the best of its knowledge, the District is not in breach of or default under any applicable law or administrative rule or regulation of the State of California (the “State”), or of any department, division, agency or instrumentality thereof, or under any applicable court or

administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the District is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the performance by the District of its obligations under the Bonds, the Resolution, the Indenture, the Resolution of Formation, the Ordinance, the Continuing Disclosure Certificate, this Bond Purchase Agreement, or the Escrow Agreement, and compliance with the provisions of each thereof, will not in any respect material to the transactions referred to herein or contemplated hereby, conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, or of any department, division, agency or instrumentality thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the District or the County, as the case may be, is a party or is otherwise subject or bound;

(e) All approvals, consents, authorizations, elections and orders of or filings or registrations with any State governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the District of its obligations hereunder, or under the Resolution, the Indenture, the Resolution of Formation, the Ordinance, the Bonds, the Continuing Disclosure Certificate or the Escrow Agreement, have been or will be obtained and are in full force and effect, except that the District provides no representation regarding compliance with blue sky or other securities laws or regulations whatsoever;

(f) The Special Tax constituting the security for the Bonds has been duly and lawfully authorized and may be levied under the Act and the Constitution and the applicable laws of the State of California, and such Special Tax constitutes a valid and legally binding lien on the properties on which it has been levied;

(g) Until the date which is twenty-five (25) days after the “end of the underwriting period” (as hereinafter defined), if any event shall occur of which the District is aware, as a result of which it may be necessary to supplement the Official Statement in order to make the statements in the Official Statement, in light of the circumstances existing at such time, not misleading, the District shall forthwith notify the Underwriter of any such event of which it has knowledge and shall cooperate fully in furnishing any information available to it for any supplement to the Official Statement necessary, in the Underwriter’s opinion, so that the statements therein as so supplemented will not be misleading in light of the circumstances existing at such time and the District shall promptly furnish to the Underwriter a reasonable number of copies of such supplement. As used herein, the term “end of the underwriting period” means the later of such time as (i) the District delivers the Bonds to the Underwriter, or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the “end of the underwriting period” shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the District at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the “end of the underwriting period”;

(h) The Indenture creates a valid pledge of the Net Taxes (as defined in the Indenture) and the moneys in the Bond Service Fund, the Reserve Fund, the Redemption Fund, and the Special Tax Fund established pursuant to the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein;

(i) As of the time of acceptance hereof, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending in which service of process has been completed against the District or the County or, to the best knowledge of the District, threatened against the District or the County (i) which would materially adversely affect the ability of either the County or the District to perform its obligations under the Bonds, the Indenture, the Resolution of Formation, the Ordinance, the Continuing Disclosure Certificate or the Escrow Agreement, or (ii) seeking to restrain or to enjoin the development of the land within the District, the issuance, sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Indenture and the Escrow Agreement, or the collection or application of the Special Tax pledged or to be pledged to pay the principal of and interest on the Bonds, or the pledge thereof, or in any way contesting or affecting the validity or enforceability of the Bonds, the Resolution, the Resolution of Formation, the Indenture, the Ordinance, the Continuing Disclosure Certificate, this Bond Purchase Agreement or the Escrow Agreement, any other instruments relating to the development of any of the property within the District, or any action of the District contemplated by any of said documents or (iii) in any way contesting the completeness or accuracy of the Preliminary Official Statement or the powers or authority of the County or the District with respect to the Bonds, the Resolution, the Indenture, the Escrow Agreement, the Continuing Disclosure Certificate, the Resolution of Formation and the Ordinance or any action of the County or the District contemplated by any of said documents; or (iv) which alleges that interest on the Bonds is not excludable from gross income for federal income tax purposes or is not exempt from California personal income taxation;

(j) The District will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order for the Underwriter to qualify the Bonds for offer and sale under the “Blue Sky” or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; provided, however, the District shall not be required to register as a dealer or a broker of securities nor shall the District be required to consent to service of process or jurisdiction or qualify to do business in any jurisdiction or to expend funds for this purpose;

(k) Any certificate signed by any authorized official of the District authorized to do so shall be deemed a representation and warranty of the District to the Underwriter as to the statements made therein;

(l) The District will apply the proceeds of the Bonds in accordance with the Indenture and the Escrow Agreement and as described in the Official Statement;

(m) The information contained in the Preliminary Official Statement was, and in the Official Statement (other than information relating to The Depository Trust Company and its book-entry-only system, as to which no view is expressed) is and on the Closing Date shall be, true and correct in all material respects and such information does not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(n) The District has never failed to comply in any material respect with any of its previous undertakings with respect to Rule 15c2-12; and

(o) The Preliminary Official Statement heretofore delivered to the Underwriter is deemed final by the District as of its date except for the omission of such information as is permitted

to be omitted in accordance with Rule 15c2-12. The District hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the District shall cause a final printed form of the Official Statement to be delivered to the Underwriter in sufficient quantity to comply with the rules of the Securities and Exchange Commission and the Municipal Securities Rulemaking Board.

3. Representations, Warranties, Covenants and Agreements of the Underwriter. The Underwriter represents, warrants, covenants and agrees with the District as follows:

(a) To file a copy of the Official Statement, including any supplements prepared by the District, with the Municipal Securities Rulemaking Board, and

(b) to take any and all other actions necessary to comply with applicable Securities and Exchange Commission and Municipal Securities Rulemaking Board rules governing the offering, sale and delivery of the Bonds to ultimate purchasers.

4. Conditions to the Obligations of the Underwriter. The obligations of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the District contained herein, as of the date hereof and as of the Closing Date, to the accuracy in all material respects of the statements of the officers and other officials of the County and the District made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the District of its respective obligations to be performed hereunder at or prior to the Closing Date and to the following additional conditions:

(a) At the Closing Date, the Resolution, the Resolution of Formation, the Ordinance, the Indenture, the Continuing Disclosure Certificate, the Escrow Agreement, and this Bond Purchase Agreement shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds and with the transactions contemplated thereby and by this Bond Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate;

(b) Between the date hereof and the Closing Date, the market price or marketability of the Bonds at the initial offering prices set forth in the Official Statement shall not have been materially adversely affected, in the reasonable judgment of the Underwriter (evidenced by a written notice to the District terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

(1) legislation enacted (or resolution passed) by the Congress of the United States of America or recommended to the Congress by the President of the United States, the Department of the Treasury, the Internal Revenue Service, or any member of Congress, or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department or the Internal Revenue Service of the United States of America, with the purpose or effect, directly or indirectly, of

imposing federal income taxation upon the interest as would be received by the holders of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

(2) legislation enacted (or resolution passed) by the Congress of the United States of America, or an order, decree or injunction issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, or the Bonds, including any or all underlying arrangements, are not exempt from registration under the Securities Act of 1933, as amended, or that the Indenture is not exempt from qualification under the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, including any or all underwriting arrangements, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws as amended and then in effect;

(3) a general suspension of trading in securities on the New York Stock Exchange, or a general banking moratorium declared by Federal, State of New York or State of California officials authorized to do so, or a war or other national calamity;

(4) any amendment to the federal or California Constitution or action by any federal or California court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the District, its property, income, securities (or interest thereon), the validity or enforceability of the Special Tax;

(5) any event occurring, or information becoming known, which, in the judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Official Statement, or results in the Official Statement containing any untrue statement of a material fact or omitting to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and

(6) any rating of the Bonds shall have been downgraded or withdrawn by a national rating service, which, in the opinion of the Underwriter, materially adversely affects the market price of the Bonds.

(c) On the Closing Date, the Underwriter shall have received counterpart originals or certified copies of the following documents, in each case satisfactory in form and substance to the Underwriter:

(1) The Resolution, the Resolution of Formation and the Ordinance, together with a certificate dated as of the Closing Date of a Deputy Clerk of the Board of Supervisors to the effect that each is a true, correct and complete copy of the one duly adopted by the Board of Supervisors;

(2) An executed copy of the Bond Indenture, the First Supplemental Indenture, the Second Supplemental Indenture, the Third Supplemental Indenture and the Fourth Supplemental Indenture;

(3) A copy of the Official Statement;

(4) An executed copy of the Escrow Agreement;

(5) An executed copy of the Continuing Disclosure Certificate of the District, dated the date of the Closing;

(6) An unqualified approving opinion, dated the Closing Date and addressed to the District, of Bond Counsel, in the form attached to the Preliminary Official Statement as Appendix B and a letter of such counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such opinion addressed to the District may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

(7) A supplemental opinion, dated the Closing Date and addressed to the District and the Underwriter, of Bond Counsel to the effect that (i) the Bond Purchase Agreement, the Escrow Agreement and the Continuing Disclosure Certificate have been duly authorized, executed and delivered by the District, and, assuming the execution and delivery by the other parties thereto as appropriate, the Bond Purchase Agreement, the Escrow Agreement and the Continuing Disclosure Certificate constitute the legally valid and binding agreements of the District enforceable in accordance with their respective terms, except as enforcement may be limited by bankruptcy, moratorium, insolvency or other laws affecting creditor's rights or remedies and is subject to general principles of equity (regardless of whether such enforceability is considered in equity or at law); (ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification under the Trust Indenture Act of 1939, as amended; (iii) the information contained in the Official Statement with respect to the Bonds under the captions "THE SERIES 2012A BONDS," "REFUNDING PLAN," "SECURITY FOR THE SERIES 2012A BONDS" and "CONCLUDING INFORMATION—Tax Matters" and in APPENDIX F—"SUMMARY OF THE BOND INDENTURE" (except information relating to The Depository Trust Company and its book-entry system, as to which no opinion need be expressed) is accurate in all material respects; (iv) the Special Taxes have been duly and validly authorized in accordance with the provisions of the Act and, when levied in accordance with the Act and the Ordinance, the Special Taxes shall represent a valid lien on the respective properties against which the Special Taxes have been levied; and (v) the Refunded Bonds set forth in the Escrow Agreement, have been defeased and are no longer outstanding in accordance with the terms of the Indenture, pursuant to which the Refunded Bonds were issued. In rendering the opinion set forth in clause (v), Bond Counsel may expressly assume that all actions required to be taken under the Indenture have been taken and that all covenants and agreements contained in the Indenture have been complied with;

(8) An opinion, dated the Closing Date and addressed to the Underwriter, of Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California, counsel for the Underwriter, to the effect that (i) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended and (ii) without having undertaken to determine independently the accuracy or completeness of the statements contained in the Official Statement, but on the basis of their participation in conferences with representatives of the County, County Counsel, Bond Counsel, representatives of the Underwriter and others, and their examination of certain documents, no information has come to the attention of the attorneys in the firm providing legal services to the Underwriter with respect to the Bonds which would lead them to believe that the Official Statement as of its date and as of the Closing Date contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make

the statements therein, in light of the circumstances under which they were made, not misleading (except that no opinion or belief need be expressed as to the Appendices of the Official Statement or any other financial, statistical and demographic data or forecasts, numbers, charts, estimates, projections, assumptions or expressions of opinion, and information about book-entry or the DTC contained in the Official Statement);

(9) A Certificate, dated the Closing Date and signed by an authorized representative of the District and the County, ratifying the use and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offering and sale of the Bonds and certifying that (i) the representations and warranties of the District contained in Section 2 hereof are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date; (ii) to the best of his or her knowledge, no event has occurred since the date of the Official Statement affecting the matters contained therein which should be disclosed in the Official Statement for the purposes for which it is to be used in order to make the statements and information contained in the Official Statement with respect to the District and the County not misleading in any material respect, and the Bonds, the Indenture and other applicable agreements conform as to form and tenor to the descriptions thereof contained in the Official Statement; and (iii) the District has complied with all the agreements and satisfied all the conditions on its part to be performed or satisfied under this Bond Purchase Agreement, the Resolution, the Resolution of Formation, the Ordinance, the Escrow Agreement and the Indenture at or prior to the Closing Date;

(10) An opinion, dated the Closing Date and addressed to the Underwriter, of counsel to the District and the County, to the effect that (i) to the best of her knowledge, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending in which service of process has been completed against the District or the County, or threatened against the County or the District which would materially adversely affect the ability of the District to perform its obligations hereunder or under the Bonds, the Indenture, the Resolution, the Resolution of Formation, the Ordinance, the Continuing Disclosure Certificate or the Escrow Agreement, or seeking to restrain or to enjoin the issuance, sale, delivery of the Bonds or the exclusion from gross income for federal income tax purposes or State of California personal income taxes of interest on the Bonds, or the application of the proceeds thereof in accordance with the Indenture and the Escrow Agreement, or the collection or application of the Special Tax to pay the principal of and interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Resolution, the Resolution of Formation, the Indenture, the Ordinance, the Continuing Disclosure Certificate, the Escrow Agreement or this Bond Purchase Agreement or the accuracy of the Official Statement, or any action of the County or the District contemplated by any of said documents; (ii) the County is duly organized and validly existing as a political subdivision under the Constitution and laws of the State of California and the District is duly organized and validly existing as a community facilities district under the laws of the State of California, with, as the case may be, full legal right, power and authority to issue the Bonds and to perform all of its obligations under this Bond Purchase Agreement, the Bonds, the Indenture, the Continuing Disclosure Certificate and the Escrow Agreement; (iii) except for the adoption of the resolution each year approving the annual levy of the Special Tax by the County, acting as the legislative body of the District, the District has obtained all approvals, consents, authorizations, elections and orders of or filings or registrations with any State governmental authority, board, agency or commission having jurisdiction which constitute a condition precedent to the levy of the Special Tax, the issuance of the Bonds or the performance by the District of its obligations thereunder or under the Indenture or the Escrow Agreement, except that no opinion need be

expressed regarding compliance with blue sky or other securities laws or regulations, whatsoever; (iv) the Board of Supervisors has duly and validly adopted the Resolution, the Resolution of Formation and the Ordinance at meetings of the Board of Supervisors which were called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting at the time of adoption, and the Resolution, the Resolution of Formation, the Ordinance, the Indenture and the Escrow Agreement are now in full force and effect and the same have not been amended; and (v) the District has duly authorized, executed and delivered this Bond Purchase Agreement, the Indenture, the Escrow Agreement and the Bonds and has duly authorized the preparation and delivery of the Official Statement, and this Bond Purchase Agreement, the Bonds, the Continuing Disclosure Certificate, the Escrow Agreement, the Continuing Disclosure Certificate and the Indenture constitute legal, valid and binding agreements of the District, enforceable in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought and to limitations on remedies imposed in actions against public entities in the State of California;

(11) A tax certificate of the District, in a form acceptable to Bond Counsel;

(12) A certificate of the District executed by an authorized representative thereof, dated the Closing Date and in form and substance satisfactory to the Underwriter and counsel to the Underwriter, to the effect that the District is in full compliance with all of its prior undertakings entered into pursuant to the provisions of Rule 15c2-12(b)(5);

(13) A certificate from David Taussig & Associates, Inc. to the effect that (i) the Special Tax, if applied and collected in accordance with the terms set forth in the Rate and Method of Apportionment of Special Tax of the District, would generate an amount at least equal to debt service on the Bonds, (ii) the Special Taxes, if collected in the maximum amounts permitted pursuant to the Rate and Method of Apportionment of Special Tax on the date hereof, would generate at least 110% of the maximum debt service on the Bonds, based on such assumptions and qualifications as shall be acceptable to the Underwriter, and (iii) the information supplied by such firm for use in the sections captioned "SECURITY FOR THE SERIES 2012A BONDS—The Special Taxes," "—Land Values," "THE DISTRICT—Rate and Method of Apportionment of Special Tax," "—Top Taxpayers," "—Debt Service Coverage," and "SPECIAL RISK FACTORS—Additional and Overlapping Debt" of the Official Statement is true and correct as of the date of the Official Statement and as of the Closing Date;

(14) An executed copy of the paying agency agreement between the Treasurer and Tax Collector of the County and U.S. Bank National Association; and

(15) Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the statements and information contained in the Preliminary Official Statement and the Official Statement, of the District's representations and warranties contained herein and the due performance or satisfaction by the District at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the District in connection with the transactions contemplated hereby and by the Resolution and the Official Statement.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Bond Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Bond Purchase Agreement, this Bond Purchase Agreement shall terminate and neither the Underwriter nor the District shall be under any further obligation hereunder, except that the respective obligations of the District and the Underwriter set forth in Section 6 hereof shall continue in full force and effect.

5. Conditions of the District's Obligations. The District's obligations hereunder are subject to the Underwriter's performance of their obligations hereunder, and are also subject to the following conditions:

(a) As of the Closing Date, no litigation shall be pending in which service of process has been completed against the District or, to the knowledge of the duly authorized officer of the District executing the certificate referred to in Section 4(c)(9) hereof, threatened, to restrain or enjoin the issuance or sale of the Bonds or in any way affecting any authority for or the validity of the Bonds, the Resolution, the Indenture, the Escrow Agreement, the Continuing Disclosure Certificate or this Bond Purchase Agreement or the existence of powers of the District; and

(b) As of the Closing Date, the District shall receive the approving opinions of Bond Counsel referred to in Section 4(c)(6) hereof, dated as of the Closing Date, addressed to the District, together with a reliance letter addressed to the Underwriter.

6. Expenses.

Whether or not the Bonds are delivered to the Underwriter as set forth herein:

(a) The Underwriter shall be under no obligation to pay, and the District shall pay or cause to be paid (out of any legally available funds of the District) all expenses incident to the performance of the District's obligations hereunder, including, but not limited to, the cost of printing and delivering the Bonds to the Underwriter, the cost of preparation, printing (and/or word processing and reproduction), distribution and delivery of the Indenture, the Escrow Agreement, the Continuing Disclosure Certificate and all other agreements and documents contemplated hereby (and drafts of any thereof); the cost of printing the Preliminary Official Statement and the Official Statement in such reasonable quantities as requested by the Underwriter; and the fees and disbursements of the fiscal agent and registrar for the Bonds, Bond Counsel, the Escrow Agent, any accountants, engineers or any other experts or consultants the County or the District have retained in connection with the Bonds; and

(b) The District shall be under no obligation to pay, and the Underwriter shall pay, the cost of preparation of any "blue sky" or legal investment memoranda and this Bond Purchase Agreement; expenses to qualify the Bonds for sale under any "blue sky" or other state securities laws; CDIAC fees and all other expenses incurred by the Underwriter in connection with their public offering and distribution of the Bonds (except those specifically enumerated in paragraph (a) of this section), including the fees and disbursements of its counsel and any advertising expenses.

7. Notices. Any notice or other communication to be given to the District under this Bond Purchase Agreement may be given by delivering the same in writing to the Treasurer and Tax Collector, Kenneth Hahn Hall of Administration, 500 West Temple Street, Room 432, Los Angeles,

California 90012, Attention: Director of Public Finance; and any notice or other communication to be given to the Underwriter under this Bond Purchase Agreement may be given by delivering the same in writing to Stifel Nicolaus & Company, Incorporated, 515 South Figueroa Street, Suite 1800, Los Angeles, California 90017, Attention: Steve Heaney.

8. Parties in Interest. This Bond Purchase Agreement is made solely for the benefit of the District and the Underwriter (including their successors or assigns), and no other person shall acquire or have any right hereunder or by virtue hereof.

9. Survival of Representations and Warranties. The representations and warranties of the District set forth in or made pursuant to this Bond Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing or termination of this Bond Purchase Agreement and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the District and regardless of delivery of and payment for the Bonds.

10. Effective. This Bond Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the District and shall be valid and enforceable as of the time of such acceptance. This Bond Purchase Agreement may be signed in counterparts by each party.

11. No Prior Agreements. This Bond Purchase Agreement supersedes and replaces all prior negotiations, agreements and understandings between the parties hereto in relation to the sale of Bonds for the District.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

12. Governing Law. This Purchase Contract shall be governed by the laws of the State of California.

Very truly yours,

STIFEL NICOLAUS & COMPANY,
INCORPORATED

By: _____
Authorized Representative

APPROVED AS TO FORM:

JOHN F. KRATTLI,
County Counsel

By: _____
Principal Deputy County Counsel

ACCEPTED: _____, 2012 at _____ .m.

COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA) OF THE COUNTY OF LOS
ANGELES

By. _____
Mark J. Saladino
Treasurer and Tax Collector of the
County of Los Angeles

EXHIBIT A

MATURITY SCHEDULE

\$ _____

COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA)
OF THE COUNTY OF LOS ANGELES
SPECIAL TAX REFUNDING BONDS
SERIES 2012A

<i><u>Maturity Date</u></i> <i><u>(September 1)</u></i>	<i><u>Principal</u></i> <i><u>Amount</u></i>	<i><u>Interest Rate</u></i>	<i><u>Yield</u></i>
2013	\$	%	%
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			

The purchase price of the Bonds shall be \$_____ (representing the principal amount of the Bonds in the amount of \$_____, less an Underwriter's discount of \$_____, [plus original issue premium/less original issue discount] of \$_____).

PRELIMINARY OFFICIAL STATEMENT DATED AS OF _____, 2012

NEW ISSUE-BOOK-ENTRY-ONLY

See “CONCLUDING INFORMATION—No Rating”

In the opinion of Squire Sanders (US) LLP, Bond Counsel, under existing law (i) assuming continuing compliance with certain covenants and the accuracy of certain representations, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations and (ii) interest on the Bonds is exempt from State of California personal income taxes. Interest on the Bonds may be subject to certain federal taxes imposed only on certain corporations. For a more complete discussion of the tax aspects, see “TAX MATTERS” herein.

\$7,250,000*

**COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA)
OF THE COUNTY OF LOS ANGELES
SPECIAL TAX REFUNDING BONDS
SERIES 2012A**

Dated: Date of Delivery

Due: September 1, as shown on inside cover

The Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles (the “District”) Special Tax Refunding Bonds, Series 2012A (the “Series 2012A Bonds”) are being issued by the District to (i) refinance and defease the District’s Special Tax Bonds, Series 1999A currently outstanding in the aggregate principal amount of \$6,880,000 (the “Series 1999A Bonds”), (ii) fund the Reserve Fund, and (iii) pay for costs of issuance incurred in connection with the issuance of the Series 2012A Bonds. See “THE REFUNDING PLAN.”

The District is located in the northwestern portion of the County of Los Angeles, California (the “County”). The District consists of approximately 110 net acres of taxable land consisting of 272 completed single-family detached dwelling units.

The Series 2012A Bonds are authorized to be issued pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 as amended (being Section 53311 *et seq.* of the Government Code of the State of California) (the “Act”), a resolution (the “Resolution”) adopted on September 18, 2012 by the Board of Supervisors (the “Board”) of the County, acting as the legislative body of the District, and the Indenture, dated as of August 1, 1999 (the “Bond Indenture”), as amended by the First Supplemental Indenture, dated as of October 1, 2012 (the “First Supplemental Indenture” and, together with the Bond Indenture, the “Indenture”), executed by the District, acting through the Board as the legislative body, the Treasurer and Tax Collector of the County, as paying agent, and the Auditor-Controller of the County, as fiscal agent. U.S. Bank National Association will serve as Paying Agent by delegation of the Treasurer and Tax Collector of the County.

The payment of principal of, premium, if any, and interest on the Series 2012A Bonds is secured by and payable from the Special Tax (as defined herein) levied on property located within the District, after the payment of Administrative Expenses (“Net Taxes”), and the funds and accounts held under the Indenture. The Special Tax is levied according to the rate and method of apportionment approved by the owners of the property within the District. The Special Taxes are collected in the same manner and at the same time as *ad valorem* property taxes are collected by the Treasurer and Tax Collector of the County. The District pursuant to the Indenture has covenanted not to issue any additional bonds secured by Special Taxes on a parity with the Series 2012A Bonds, except for bonds issued to refund the Series 2012A Bonds in whole or in part in compliance with the Indenture. See “SECURITY FOR THE SERIES 2012A BONDS.”

Interest on the Series 2012A Bonds is payable on March 1 and September 1 of each year, commencing on March 1, 2013. The Series 2012A Bonds will be delivered in fully registered form only, and, when executed and delivered, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York (“DTC”). DTC will act as securities depository for the Series 2012A Bonds.

* Preliminary, subject to change.

Ownership interests in the Series 2012A Bonds may be purchased in book-entry form only, in the denominations of \$5,000 or any integral multiple thereof. So long as the Series 2012A Bonds are registered in the name of Cede & Co., as nominee of DTC, principal of, premium, if any, and interest on the Series 2012A Bonds will be paid by the Paying Agent to DTC or its nominee which will in turn remit such principal, premium, if any, and interest to its participants for subsequent disbursement to the beneficial owners of interests in the Series 2012A Bonds as described herein. See Appendix D—“BOOK-ENTRY-ONLY SYSTEM.”

The Series 2012A Bonds are subject to optional redemption as set forth herein. See “THE SERIES 2012A BONDS—Optional Redemption.”

THE SERIES 2012A BONDS AND INTEREST THEREON ARE NOT PAYABLE FROM THE GENERAL FUNDS OF THE DISTRICT OR THE COUNTY. EXCEPT WITH RESPECT TO THE SPECIAL TAX, NEITHER THE CREDIT NOR THE TAXING POWER OF THE DISTRICT NOR THE COUNTY IS PLEDGED FOR THE PAYMENT OF THE SERIES 2012A BONDS OR THE INTEREST THEREON, AND, EXCEPT AS PROVIDED IN THE INDENTURE, NO BONDOWNER MAY COMPEL THE EXERCISE OF ANY TAXING POWER BY THE DISTRICT OR THE COUNTY OR FORCE THE FORFEITURE OF ANY OF THEIR RESPECTIVE PROPERTY. THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE SERIES 2012A BONDS ARE NOT A DEBT OF THE DISTRICT OR THE COUNTY NOR A LEGAL OR EQUITABLE PLEDGE, CHARGE, LIEN OR ENCUMBRANCE UPON ANY OF THEIR RESPECTIVE PROPERTY OR UPON ANY OF THEIR RESPECTIVE INCOME, RECEIPTS OR REVENUES, EXCEPT THE NET TAXES.

MATURITY SCHEDULE

(See Inside Cover)

See the section of this Official Statement entitled “SPECIAL RISK FACTORS” for a discussion of the risk factors that should be considered, in addition to the other matters set forth herein, in evaluating the investment quality of the Series 2012A Bonds.

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A COMPLETE SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

The Series 2012A Bonds are offered when, as and if issued, subject to approval as to their legality by Squire Sanders (US) LLP, Los Angeles, California, Bond Counsel, and certain other conditions. Certain legal matters will be passed upon for the District by County Counsel of the County. Certain matters will be passed on for the Underwriter by Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California. It is anticipated that the Series 2012A Bonds in book-entry form will be available through the facilities of DTC in New York, New York on or about _____, 2012.

Stone & Youngberg

A Division of Stifel Nicolaus

_____, 2012

\$7,250,000*
COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA)
OF THE COUNTY OF LOS ANGELES
SPECIAL TAX REFUNDING BONDS
SERIES 2012A

MATURITY SCHEDULE
\$7,250,000* Serial Bonds

<i>Maturity Date</i> <i>(September 1)</i>	<i>Principal Amount</i>	<i>Interest Rate</i>	<i>Yield</i>	<i>CUSIP[†]</i>
2014				
2015				
2016				
2017				
2018				
2019				
2020				
2021				
2022				
2023				
2024				
2025				
2026				
2027				
2028				
2029				

* Preliminary, subject to change.

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Third District

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Sachi A. Hamai
Executive Officer - Clerk
Board of Supervisors

LOS ANGELES COUNTY OFFICIALS

William T Fujioka
Chief Executive Officer

Mark J. Saladino
Treasurer and Tax Collector

Wendy L. Watanabe
Auditor-Controller

John F. Krattli
County Counsel

BOND COUNSEL

Squire Sanders (US) LLP
Los Angeles, California

SPECIAL TAX CONSULTANT

David Taussig & Associates, Inc.
Newport Beach, California

FISCAL AGENT

Auditor-Controller of the County of Los Angeles

PAYING AGENT

U.S. Bank National Association, as agent of the
Treasurer and Tax Collector of the County of Los Angeles

ESCROW AGENT

U.S. Bank National Association
Los Angeles, California

VERIFICATION AGENT

Grant Thornton LLP
Minneapolis, Minnesota

Except where otherwise indicated, all information contained in this Official Statement has been provided by the County and the District. No dealer, broker, salesperson or other person has been authorized by the County, the District, the Paying Agent or the Underwriter to give any information or to make any representations in connection with the offer or sale of the Series 2012A Bonds other than those contained herein and, if given or made, such other information or representations must not be relied upon as having been authorized by the County, the District, the Paying Agent or the Underwriter. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the Series 2012A Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

This Official Statement is not to be construed as a contract with the purchasers or Owners of the Series 2012A Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

The Underwriter has provided the following sentence for inclusion in this Official Statement:

The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the County or any other parties described herein since the date hereof. All summaries of the Indenture or other documents are made subject to the provisions of such documents respectively and do not purport to be complete statements of any or all of such provisions. Reference is hereby made to such documents on file with the County for further information in connection therewith.

IN CONNECTION WITH THE OFFERING OF THE 2012A BONDS, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF SUCH 2012A BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

THE 2012A BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXEMPTION CONTAINED IN SUCH ACT. THE 2012A BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

Certain statements included or incorporated by reference in this Official Statement constitute “forward-looking statements” within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as a “plan,” “expect,” “estimate,” “project,” “budget,” or similar words.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THE FORWARD-LOOKING STATEMENTS SET FORTH IN THIS OFFICIAL STATEMENT. IN EVALUATING SUCH STATEMENTS, POTENTIAL INVESTORS SHOULD SPECIFICALLY CONSIDER THE VARIOUS FACTORS WHICH COULD CAUSE ACTUAL EVENTS OR RESULTS TO DIFFER MATERIALLY FROM THOSE INDICATED BY SUCH FORWARD-LOOKING STATEMENTS.

The County maintains a website. However, the information presented there is not a part of this Official Statement and should not be relied upon in making an investment decision with respect to the Series 2012A Bonds.

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\$7,250,000*
COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA)
OF THE COUNTY OF LOS ANGELES
SPECIAL TAX REFUNDING BONDS
SERIES 2012A

INTRODUCTORY STATEMENT

General

This Official Statement, including the Appendices hereto, is provided to furnish certain information in connection with the issuance and sale by Community Facilities District No. 7 of the County of Los Angeles (the “District”) of \$7,250,000* aggregate principal amount of its Special Tax Refunding Bonds, Series 2012A (the “Series 2012A Bonds”). The Series 2012A Bonds will be issued pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, Section 53311 *et seq.* of the Government Code of the State of California (the “Act”) and the Indenture, dated as of August 1, 1999 (the “Bond Indenture”), as amended by the First Supplemental Indenture, dated as of October 1, 2012 (the “First Supplemental Indenture” and, together with the Bond Indenture, the “Indenture”), executed by the Board of Supervisors (the “Board”) of the County of Los Angeles (the “County”), acting in its capacity as the legislative body of the District, the Treasurer and Tax Collector of the County (the “Treasurer”), as paying agent, and the Auditor-Controller of the County, as fiscal agent (the “Fiscal Agent”). Under the Indenture, the Treasurer has been appointed as the paying agent for the Series 2012A Bonds and, pursuant to the authority vested in him under the Indenture, the Treasurer has selected U.S. Bank National Association to act on behalf of the Treasurer as paying agent (the “Paying Agent”).

The proceeds of the Series 2012A Bonds will be used to (i) refinance and defease the District’s Special Tax Bonds, Series 1999A, currently outstanding in the aggregate principal amount of \$6,880,000, (ii) fund the Reserve Fund, and (iii) pay for costs of issuance incurred in connection with the issuance of the Series 2012A Bonds. See “EXPECTED SOURCES AND USES OF FUNDS” and “THE REFUNDING PLAN.”

The District is located in the an unincorporated portion of the County known as “Altadena,” approximately 12 miles north of downtown Los Angeles and in the foothills of the San Gabriel Mountains. The District consists of approximately 220 gross acres and approximately 110 net taxable acres which has been developed with 272 completed single-family detached dwelling units. See “THE DISTRICT.”

The payment of principal of, premium, if any, and interest on the Series 2012A Bonds is secured by and payable from the Special Tax (as defined herein) levied on property located within the District, after the payment of Administrative Expenses (“Net Taxes”), and the funds and accounts held under the Indenture. The Special Tax is levied according to the rate and method of apportionment approved by the owners of the property within the District. The Special Taxes are collected in the same manner and at the same time as *ad valorem* property taxes are collected by the Treasurer. Pursuant to the Indenture, the District has covenanted not to issue any additional bonds secured by the Special Taxes, except for bonds issued to refund in whole or in part the Series 2012A Bonds, or subordinate bonds, which in either case shall be issued only in accordance with the provisions of the Indenture. See “SECURITY FOR THE SERIES 2012A BONDS” and Appendix F—“SUMMARY OF THE BOND INDENTURE.”

* Preliminary, subject to change.

Authorization to Issue the Series 2012A Bonds

The Act was enacted by the State of California Legislature to provide an alternative method of financing certain public facilities and services, especially in developing areas. Once duly established, a community facilities district is a legally constituted governmental entity established for the purpose of financing specific facilities and services within defined boundaries. Subject to approval by a two-thirds vote of the qualified electors within a community facilities district and compliance with the provisions of the Act, a community facilities district may issue bonds and may levy and collect special taxes to repay such bonded indebtedness.

Pursuant to the Act, the Board, acting as the legislative body of the District, adopted a resolution stating its intent to establish the District and authorized the levy of special taxes on land within the boundaries of the District. Following a public hearing conducted pursuant to the Act, the Board, as the legislative body of the District, adopted a resolution establishing the District and calling a special election to submit the propositions authorizing the levy of the Special Taxes and the incurring of a bonded indebtedness to the qualified electors of the District. On July 14, 1995, at an election held pursuant to the Act, the landowners who comprised the qualified electors of the District authorized the District to incur bonded indebtedness in an amount not to exceed \$9,000,000 and approved the rate and method of apportionment of the Special Taxes to be levied to pay the principal of, and interest on, the authorized bonded indebtedness.

The District has previously issued its Series 1999A Bonds which financed public facilities within or benefiting the District. Pursuant to the Act, the Board, acting as the legislative body of the District, has authorized the issuance of the Series 2012A Bonds to refinance and defease the Series 1999A Bonds. The amount of the Special Tax to be levied annually will depend on, among other things, whether a given parcel is classified as Developed Property or Undeveloped Property (as such terms are herein after defined) and on the square footage and type of the residential units classified as Developed Property. See “THE DISTRICT—Rate and Method of Apportionment of Special Tax.”

The District

The District consists of approximately 220 gross acres of land, of which approximately 110 acres are developed. The District is located at the base of the San Gabriel Mountains, approximately 12 miles north of downtown Los Angeles. The District contains 272 completed single-family detached dwelling units. The individual lot sizes within the District vary from 6,000 to over 30,000 square feet with 74 lots being in excess of 10,000 square feet.

The Rate and Method of Apportionment of Special Tax classifies property to be taxed into “developed property,” which includes all Assessor’s Parcels in the District for which a building permit has been issued as of July 1 (“Developed Property”), and “undeveloped property,” which is all other taxable property not classified as Developed Property (“Undeveloped Property”). As of July 1, 2012, there were 272 single-family dwelling units for which a building permit had been issued. The District is fully built out, and no additional units are expected to be constructed. See “THE DISTRICT.”

Based on information provided by the County Assessor, the assessed valuation within the District as of July 1, 2012 was \$217,320,144. See “SECURITY FOR THE SERIES 2012A BONDS—Property Values.” In addition, see “SPECIAL RISK FACTORS—Additional and Overlapping Debt” for a discussion of additional debt payable on a parity with the Series 2012A Bonds.

Security for the Series 2012A Bonds

The Series 2012A Bonds will be secured on a parity with other bonds secured by the Special Taxes (collectively, the “District Bonds”) issued pursuant to the terms of the Indenture and, subject to the limitations therein, and by all moneys in the Bond Service Fund, the Redemption Fund, and the Reserve Fund and certain

moneys in the Special Tax Fund created pursuant to the terms of the Indenture, and provided that such District Bonds are only bonds providing for the refunding or defeasance of all or a portion of the Series 2012A Bonds issued pursuant to the Act, and which refunding bonds provide for a savings of total net interest cost in each year over the total net interest cost in such year on the Series 2012A Bonds to be refunded. See “SECURITY FOR THE SERIES 2012A BONDS—No Additional Bonds; Refunding Bonds” and Appendix F—“SUMMARY OF THE BOND INDENTURE.” The Special Taxes pledged to the payment of the District Bonds are to be included on the regular property tax bills sent to the record owners of property within the District. The District has covenanted for the benefit of the owners of the District Bonds (the “Bondowners”) that, under certain circumstances described herein, it will commence judicial foreclosure proceedings with respect to delinquent Special Taxes on property within the District and will diligently pursue such proceedings to completion. See “SECURITY FOR THE SERIES 2012A BONDS—The Special Taxes” and “—Covenant for Superior Court Foreclosure.”

See “SECURITY FOR THE SERIES 2012A BONDS—Additional Bonds” and “SPECIAL RISK FACTORS—Additional and Overlapping Debt.”

Book-Entry-Only System

The Series 2012A Bonds will be delivered in fully registered form only and when executed and delivered will be registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”). DTC will act as securities depository for the Series 2012A Bonds. Ownership interests may be purchased in book-entry form only in denominations of \$5,000 or any integral multiple thereof. So long as the Series 2012A Bonds are registered in the name of Cede & Co., as nominee of DTC, principal of, premium, if any, and interest on the Series 2012A Bonds is payable to DTC for subsequent disbursement to beneficial owners of the Series 2012A Bonds. See Appendix D—“BOOK-ENTRY-ONLY SYSTEM.”

Reserve Fund

There shall be maintained in the Reserve Fund an amount equal to the Reserve Requirement. The Indenture provides that the Reserve Requirement means, as of any date of calculation, an amount equal to the least of (a) Maximum Annual Debt Service (as defined in the Indenture) on the Outstanding District Bonds, (b) 10% of the initial aggregate principal amount of the Series 2012A Bonds, or (c) 125% of Average Annual Debt Service (as defined in the Indenture). If the amount on deposit in the Reserve Fund is less than the Reserve Requirement, then the District has covenanted to restore the amount in the Reserve Fund to the Reserve Requirement by including such amount in the next annual Special Tax Levy or otherwise. The moneys in the Reserve Fund will be used for the payment of the principal of, premium, if any, and interest on the District Bonds in the event that the moneys in the Bond Service Fund are insufficient therefor and for payment of the principal of, premium, if any, and interest on, the last maturity of the appropriate series of the District Bonds. See “SECURITY FOR THE SERIES 2012A BONDS—Reserve Fund.”

Limited Obligation

THE SERIES 2012A BONDS AND INTEREST THEREON ARE NOT PAYABLE FROM THE GENERAL FUNDS OF THE DISTRICT OR THE COUNTY. EXCEPT WITH RESPECT TO THE SPECIAL TAXES, NEITHER THE CREDIT NOR THE TAXING POWER OF THE DISTRICT NOR THE COUNTY IS PLEDGED FOR THE PAYMENT OF THE SERIES 2012A BONDS OR THE INTEREST THEREON, AND, EXCEPT AS PROVIDED IN THE INDENTURE, NO BONDOWNER MAY COMPEL THE EXERCISE OF ANY TAXING POWER BY THE DISTRICT OR THE COUNTY OR FORCE THE FORFEITURE OF ANY OF THEIR RESPECTIVE PROPERTY. THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE SERIES 2012A BONDS ARE NOT A DEBT OF THE DISTRICT OR THE COUNTY NOR A LEGAL OR EQUITABLE PLEDGE, CHARGE, LIEN OR ENCUMBRANCE UPON ANY OF THEIR RESPECTIVE PROPERTY OR UPON ANY OF THEIR RESPECTIVE INCOME, RECEIPTS OR REVENUES, EXCEPT THE NET TAXES.

Special Risk Factors

A number of risk factors should be considered, in addition to the other matters set forth herein, in evaluating the investment quality of the Series 2012A Bonds. See “SPECIAL RISK FACTORS.”

Continuing Disclosure

The District will covenant to provide certain financial information and operating data relating to the District by not later than February 1 succeeding the end of the District’s Fiscal Year (presently such Fiscal Year end is June 30) commencing with the report for the Fiscal Year 2012-13 (the “Annual Report”), and the District has covenanted to provide notices of the occurrence of certain enumerated events. In addition to its undertaking relating to the Series 2012A Bonds, the District will provide the information to be contained in the Annual Report or the notices of enumerated events as set forth in Appendix C—“FORM OF CONTINUING DISCLOSURE CERTIFICATE.” These covenants have been made in order to assist the Underwriters in complying with S.E.C. Rule 15c2-12(b)(5). The Annual Report and notices of certain listed events will be filed by a dissemination agent on behalf of the District with the Municipal Securities Rulemaking Board. The District has never failed to comply in all material respects with any previous undertakings with regard to said Rule to provide annual reports or notices of material events.

Summaries of Documents; Documents Available for Inspection

Brief descriptions of the Series 2012A Bonds, the security for the Series 2012A Bonds, special risk factors, the Indenture, the District, the County and other information are included in this Official Statement together with summaries of certain provisions of the Series 2012A Bonds and the Indenture. Such descriptions and information do not purport to be comprehensive or definitive. All such descriptions of documents are qualified in their entirety by reference to such documents, copies of which are available for inspection at the office of the Treasurer and Tax Collector of the County of Los Angeles, 500 West Temple Street, Room 432, Los Angeles, California 90012.

THE SERIES 2012A BONDS

Authority for Issuance

The District was established and bonded indebtedness in an amount not to exceed \$9,000,000 was authorized for the District pursuant to the Act. Under the provisions of the Act, at a special election held on July 14, 1995, the landowners who comprised the qualified voters of the District voted to incur the bonded indebtedness and to approve an annual levy of Special Taxes to be collected within the District. See “THE DISTRICT—Summary of Formation Proceedings.” The District has covenanted in the Indenture not to issue any additional bonds secured on a parity with the Special Taxes except in connection with a refunding of the Series 2012A Bonds for debt service saving in accordance with the Indenture. Notwithstanding the foregoing, the District may issue bonds payable from Special Taxes on a basis subordinate to the Series 2012A Bonds in accordance with the terms of the Indenture. See “SECURITY FOR THE SERIES 2012A BONDS—No Additional Bonds; Refunding Bonds.”

Description of the Series 2012A Bonds

The Series 2012A Bonds will be issued in the aggregate principal amount shown on the cover page of this Official Statement and will be dated as shown on the cover page of this Official Statement. The Series 2012A Bonds, when issued, will be registered in the name of Cede & Co., as registered owner and nominee of The Depository Trust Company, New York, New York (“DTC”). So long as DTC, or its nominee, Cede & Co., is the registered owner of all Series 2012A Bonds, all payments on the Series 2012A Bonds will be made directly to DTC, and disbursement of such payments to the DTC Participants (as defined below) will

be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners (as defined below) of the Series 2012A Bonds will be the responsibility of the DTC Participants as more fully described herein.

Interest on the Series 2012A Bonds will accrue from their dated date, at the rates per annum set forth on the cover page hereof, payable semiannually on March 1 and September 1 of each year, commencing on March 1, 2013 (each, an “Interest Payment Date”) to the persons in whose names the Series 2012A Bonds are registered on the 15th calendar day of the month preceding each such Interest Payment Date (each, a “Record Date”) (whether or not such day is a business day) and the principal of the Series 2012A Bonds will be payable on September 1 in each of the years and in the amounts shown on the cover page hereof. Each Series 2012A Bond will bear interest from the Interest Payment Date next preceding the date of authentication of that Bond, unless (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication, (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from such Interest Payment Date, or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the dated date of the Series 2012A Bonds; provided, however, that if at the time of authentication of such Series 2012A Bond, interest is in default, interest on that Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or from the dated date of the Series 2012A Bonds if no interest has been paid or made available for payment. Payment of interest shall be made in immediately available funds by wire transfer to any Bondowner of \$1,000,000 or more in aggregate principal amount of Series 2012A Bonds, if such Bondowner shall have provided the Paying Agent with an account number at an institution in the continental United States and any other necessary information for such purposes on or before the applicable Record Date. Interest on the Series 2012A Bonds shall be computed using a year of 360 days comprised of twelve 30-day months.

Optional Redemption

The Series 2012A Bonds maturing on or before September 1, 2022 are not subject to call and redemption prior to maturity. The Series 2012A Bonds maturing on or after September 1, 2023 may be redeemed, at the option of the District, prior to maturity, on any date on or after September 1, 2022, in whole or in part, from such maturities as are selected by the District and by lot within a maturity, from any source of funds made available to the District at a redemption price equal to the principal amount of the Series 2012A Bonds to be redeemed, together with accrued interest thereon to the date of redemption.

In the event the District elects to redeem Series 2012A Bonds as provided above, the District shall give written notice to the Paying Agent of its election to so redeem the Series 2012A Bonds, the redemption date and the principal amount of the Series 2012A Bonds to be redeemed. The notice to the Paying Agent shall be given at least 30 days but no more than 60 days prior to the redemption date.

Selection of Bonds for Redemption

If less than all of the Outstanding Series 2012A Bonds are to be redeemed, the Paying Agent shall redeem the Series 2012A Bonds as selected by the District; provided, however, that the portion of any Series 2012A Bond of a denomination of more than \$5,000 to be redeemed shall be in the principal amount of \$5,000 or an integral multiple thereof and that, in selecting portions of such Series 2012A Bonds for redemption, the Paying Agent shall treat each such Series 2012A Bond as representing that number of Series 2012A Bonds of a \$5,000 denomination which is obtained by dividing the principal amount of such Series 2012A Bond to be redeemed in part by \$5,000. The Paying Agent shall promptly notify the District in writing of the Series 2012A Bonds, or portions thereof, selected for redemption. In the event of a partial redemption of any Series 2012A Term Bonds, the mandatory sinking fund payments shall be reduced by the aggregate principal amount of Series 2012A Term Bonds to be partially redeemed in inverse order of mandatory sinking fund redemption dates.

Notice of Redemption

When redemption is required pursuant to the Indenture, the Paying Agent shall give notice (the "Redemption Notice"), at the expense of the District, of the redemption of the Series 2012A Bonds. Such Redemption Notice shall specify: (i) the Series 2012A Bonds or designated portions thereof which are to be redeemed, (ii) the date of redemption, (iii) the place or places where the redemption will be made, including the name and address of any redemption agent, (iv) the redemption price, (v) the CUSIP numbers (if any) assigned to the Series 2012A Bonds to be redeemed, (vi) if less than all Series 2012A Bonds of a maturity are to be redeemed, the Series 2012A Bond numbers of the Series 2012A Bonds to be redeemed, and (vii) the original issue date, interest rate and stated maturity date of each Series 2012A Bond to be redeemed in whole or in part. Such Redemption Notice shall further state that on the specified date there shall become due and payable upon each Series 2012A Bond or portion thereof being redeemed the redemption price, together with interest accrued to the redemption date, and that from and after such date interest thereon shall cease to accrue and be payable.

Under the terms of the Indenture, the Paying Agent shall take the following actions with respect to such Redemption Notice: (i) at least 30 but not more than 45 days prior to the redemption date, such Redemption Notice shall be given to the respective owners of Series 2012A Bonds designated for redemption by first class mail, postage prepaid, at their addresses appearing on the Bond Register as of the close of business on the day before such Redemption Notice is given, (ii) at least 35 days before the redemption date, such Redemption Notice shall be given by (A) registered or certified mail, postage prepaid, (B) confirmed facsimile transmission, or (C) overnight delivery service, to each of the Securities Depositories, and (iii) at least 35 days before the redemption date, such Redemption Notice shall be given by (A) registered or certified mail, postage prepaid, or (B) overnight delivery service, to one of the Information Services.

Neither the failure to receive any Redemption Notice nor any defect in such Redemption Notice so given will affect the sufficiency of the proceedings for the redemption of such Series 2012A Bonds. Each check or other transfer of funds issued by the Paying Agent for the purpose of redeeming Series 2012A Bonds will bear to the extent specified the CUSIP number identifying, by issue and maturity, the Series 2012A Bonds being redeemed with the proceeds of such check or other transfer.

Partial Redemption

Upon surrender of any Series 2012A Bond to be redeemed in part only, the Paying Agent shall authenticate and deliver to the Bondowner, at the expense of the District, a new Series 2012A Bond or Bonds of Authorized Denominations equal in aggregate principal amount to the unredeemed portion of the Series 2012A Bond surrendered, with the same interest rate and the same maturity. Such partial redemption shall be valid upon payment of the amount required to be paid to such Bondowner, and the District and the Paying Agent shall be released and discharged thereupon from all liability to the extent of such payment.

Effect of Redemption

Notice of redemption having been duly given, as provided in the Indenture, and the amount necessary for the redemption having been made available for that purpose and being available therefor on the date fixed for such redemption, (i) the Series 2012A Bonds, or portions thereof, designated for redemption shall, on the date fixed for redemption, become due and payable at the redemption price thereof as provided in the Indenture, anything in the Indenture or the Series 2012A Bonds to the contrary notwithstanding; (ii) upon presentation and surrender thereof at the Principal Office of the Paying Agent, such Series 2012A Bonds shall be redeemed at the redemption price; (iii) from and after the redemption date, the Series 2012A Bonds or portions thereof so designated for redemption shall be deemed to be no longer Outstanding and such Series 2012A Bonds or portions thereof shall cease to bear further interest; and (iv) from and after the date fixed for redemption, no Bondowner of any Series 2012A Bonds so designated for redemption shall be entitled

to any of the benefits of the Indenture, or to any other rights, except with respect to payment of the redemption price and interest accrued to the redemption date from the amounts so made available.

REFUNDING PLAN

Refunding of the Series 1999A Bonds

The District plans to apply a portion of the proceeds of the Series 2012A Bonds, together with funds on hand, to refund \$6,880,000 aggregate principal amount of the Series 1999A Bonds at a redemption price equal to 100% of the principal amount of the Series 1999A Bonds to be redeemed, plus accrued interest to the date of redemption (the "Redemption Price").

Under an Escrow Agreement, dated as of October 1, 2012 (the "Escrow Agreement"), by and between the District and U.S. Bank National Association, as Escrow Agent (the "Escrow Agent"), the District will deliver a portion of the proceeds of the Series 2012A Bonds to the Escrow Agent, together with certain other funds held by the Escrow Agent, for deposit in the escrow fund established under the Escrow Agreement (the "Escrow Fund"). The Escrow Agent will invest some or all of the moneys in certain permitted investments and may hold some of the monies uninvested in cash. From the moneys on deposit in the Escrow Fund, the Escrow Agent will pay the interest on the Series 1999A Bonds due on March 1, 2013, and pay the Redemption Price on March 1, 2013.

The amounts held by the Escrow Agent in the Escrow Fund are pledged solely to the payment of the Series 1999A Bonds. The funds deposited in the Escrow Fund will not be available for the payments with respect to the Series 2012A Bonds.

ESTIMATED SOURCES AND USES OF FUNDS

The proceeds from the sale of the Series 2012A Bonds are expected to be used as follows:

Sources of Funds

Principal Amount of Bonds	\$
Original Issue Premium	
Prior Bond Funds	_____
Total Sources	\$ _____

Uses of Funds

Escrow Fund	\$
Reserve Fund	
Costs of Issuance Fund ⁽¹⁾	
Underwriter's Discount	_____
Total Uses	\$ _____

⁽¹⁾ Includes the fees and expenses of Bond Counsel, the Fiscal Agent, the Paying Agent, the Escrow Agent, and other consultants and professionals.

DEBT SERVICE SCHEDULE¹

The following is the annualized debt service schedule for the Series 2012A Bonds, assuming no optional redemption.

<i>Period Ending (September 1)</i>	<i>Principal</i>	<i>Interest</i>	<i>Total Annual Debt Service</i>
2013			
2014			
2015			
2016			
2017			
2018			
2019			
2020			
2021			
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
Total			

⁽¹⁾ Numbers are rounded to the nearest dollar.

SECURITY FOR THE SERIES 2012A BONDS

General

The Series 2012A Bonds, and the interest thereon, are payable from a portion of the annual Special Taxes to be levied and collected on property within the District subject to the Special Taxes and proceeds, if any, from the sale of such property for delinquency of such Special Taxes and from amounts deposited in the Bond Service Fund, the Redemption Fund and the Reserve Fund, and from certain amounts deposited in the Special Tax Fund. Annual payments of principal of and interest on the Series 2012A Bonds and any other District Bonds shall be equally payable from the Special Taxes collected and remaining after the payment of Administrative Expenses (the “Net Taxes”).

Limited Liability

THE SERIES 2012A BONDS AND INTEREST THEREON ARE NOT PAYABLE FROM THE GENERAL FUNDS OF THE DISTRICT OR THE COUNTY. EXCEPT WITH RESPECT TO THE SPECIAL TAXES, NEITHER THE CREDIT NOR THE TAXING POWER OF THE DISTRICT OR THE COUNTY IS PLEDGED FOR THE PAYMENT OF THE SERIES 2012A BONDS OR THE INTEREST THEREON, AND, EXCEPT AS PROVIDED IN THE INDENTURE, NO BONDOWNER MAY COMPEL THE EXERCISE OF ANY TAXING POWER BY THE DISTRICT OR THE COUNTY OR FORCE THE FORFEITURE OF ANY OF THEIR RESPECTIVE PROPERTY. THE PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE SERIES 2012A BONDS ARE NOT A DEBT OF THE DISTRICT OR THE COUNTY NOR A LEGAL OR EQUITABLE PLEDGE, CHARGE, LIEN OR ENCUMBRANCE UPON ANY OF THEIR RESPECTIVE PROPERTY OR UPON ANY OF THEIR RESPECTIVE INCOME, RECEIPTS OR REVENUES, EXCEPT THE NET TAXES.

Although the unpaid Special Taxes constitute liens on parcels within the District, they do not constitute a personal indebtedness of any property owner within the District. There is no assurance that any property owner will be financially able to pay the Special Taxes or that it will pay such Special Taxes even though financially able to do so. See “SPECIAL RISK FACTORS” herein for additional information.

Pledge of Special Tax Revenues

The amount of Special Taxes that the District may levy in any year is strictly limited by the Rate and Method of Apportionment of Special Taxes approved by the qualified electors within the District. Pursuant to the Indenture, the District has pledged and assigned to the Paying Agent and the Fiscal Agent, as applicable, all Net Taxes for the payment of principal of, premium, if any, and interest on the District Bonds. “Net Taxes” means Special Taxes and all proceeds from the sale of property collected within the District pursuant to the foreclosure provisions of the Act and the Indenture, less Administrative Expenses. Pursuant to the Act and the Indenture, the District Bonds shall be and are equally secured by a pledge of and lien upon the Net Taxes and all amounts on deposit in the Bond Service Fund, the Reserve Fund, the Redemption Fund and the Special Tax Fund; provided, however, that the pledge of and lien upon amounts on deposit in the Special Tax Fund extends only to the amount of Net Taxes on deposit therein. So long as any of such District Bonds are Outstanding and unpaid, the Net Taxes and the interest thereon may be used only as provided in the Indenture. Net Taxes deposited in the Rebate Fund and the Administrative Expense Fund are not pledged to payment of the District Bonds and neither the Rebate Fund nor the Administrative Expense Fund shall be construed as pledged to the Bondowners. In the event that the amounts in the Rebate Fund are insufficient, there are no assurances that the District will have sufficient moneys to fulfill its obligation to rebate the rebate requirement to the federal government.

The Special Taxes

The District has covenanted in the Indenture that so long as any District Bonds, including the Series 2012A Bonds, are Outstanding, it will cause the levy of the Special Taxes each year up to the maximum permitted rates in an amount which, together with any moneys on deposit in the Special Tax Fund, the Redemption Fund, and the Bond Service Fund, will be sufficient to pay the principal of, premium, if any, and interest on, the District Bonds, Administrative Expenses and any amounts required to maintain the Reserve Fund at the Reserve Requirement. Because each Special Tax levy is limited to the Maximum Special Tax rates authorized by the qualified electors of the District as set forth in the Rate and Method of Apportionment of Special Tax, no assurance can be given that, in the event of Special Tax delinquencies, the foregoing amount will in fact be collected in any given year. See “THE DISTRICT—Rate and Method of Apportionment of Special Tax” and Appendix A—“RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 7 (ALTADENA AREA) OF THE COUNTY OF LOS ANGELES.”

The levy of the Special Taxes and the approval of bonded indebtedness in the amount of \$9,000,000 were authorized by the qualified electors of the District at a special election held on July 14, 1995. The Special Taxes are to be apportioned, levied and collected according to the Rate and Method of Apportionment of Special Tax. See “THE DISTRICT—Rate and Method of Apportionment of Special Tax”.

Reserve Fund

In order to further secure the payment of principal and interest on Series 2012A Bonds, the District established the Reserve Fund, and a portion of the proceeds of the sale of the Series 2012A Bonds will be deposited therein, so that the amount on deposit in the Reserve Fund will equal the Reserve Requirement. The Reserve Requirement is defined in the Indenture as an amount equal to the least of (a) Maximum Annual Debt Service (as defined in the Indenture) on the Outstanding District Bonds, (b) 10% of proceeds of each series of District Bonds Outstanding, or (c) 125% of Average Annual Debt Service (as defined in the Indenture). See Appendix F—“SUMMARY OF THE BOND INDENTURE—Reserve Fund.”

Covenant for Superior Court Foreclosure

In the event of a delinquency in the payment of any installment of Special Taxes, the District is authorized by Section 53356.1 of the Act to order institution of an action in the superior courts of the State to foreclose any lien therefor. As a result of such action the real property subject to the Special Taxes may be ordered to be sold at a judicial foreclosure sale.

Such judicial foreclosure proceedings are not mandatory. However, in the Indenture, the District has covenanted with the Bondowners that, if at any time the Fiscal Agent determines that the balance in the Reserve Fund is less than the Reserve Requirement as the result of the failure of one or more owners of real property to pay Special Taxes when due, the District will commence and diligently prosecute to completion such judicial foreclosure proceedings as may be necessary to restore the Reserve Fund balance to the Reserve Requirement. To date, the District has not initiated actions to commence foreclosure proceedings on any parcels delinquent in the payment of Special Taxes.

If the Reserve Fund is depleted concurrently with the delinquency in the payment of Special Taxes, there could be a default or a delay in payments to the Bondowners pending prosecution of foreclosure proceedings and receipt by the District of foreclosure sale proceeds, if any. However, within the limits of the Rate and Method of Apportionment of Special Tax, the District may adjust the Special Taxes levied on all property within its boundaries to provide an amount required to pay debt service on the District Bonds and to replenish the Reserve Fund in subsequent periods. See “SPECIAL RISK FACTORS—Insufficiency of Special Taxes” for additional information.

No assurances can be given that a judgment ordering foreclosure will be granted or that the real property subject to foreclosure and sale at a judicial foreclosure sale will be sold or, if sold, that the proceeds of such sale will be sufficient to pay any delinquent Special Tax installment. Although the Act authorizes the District to cause such an action to be commenced and diligently pursued to completion, the District is not obligated to purchase or otherwise acquire any lot or parcel of real property sold at the foreclosure sale if there is no other purchaser at such sale. Real property which is subject to a foreclosure judgment remains subject to the lien of the Special Taxes.

If a judgment of foreclosure and order of sale is obtained, the judgment creditor (the County, on behalf of the District) must cause a Notice of Levy to be issued. Under current law, a judgment debtor (property owner) has 140 days from the date of service of the Notice of Levy in which to redeem the property to be sold, which period under recent legislation may be reduced to 40 days for parcels other than those on which a dwelling unit for not more than four families is located. If a judgment debtor fails to redeem and the property is sold, his only remedy is an action to set aside the sale, which must be brought within 90 days of the date of sale. If, as a result of such an action, a foreclosure sale is set aside, the judgment is revived and the judgment creditor is entitled to interest on the revived judgment as if the sale had not been made (Section 701.680 of the California Code of Civil Procedure). The constitutionality of the aforementioned legislation, which repeals the former one-year redemption period, has not been tested; and there can be no assurance that, if tested, such legislation will be upheld. Any parcel subject to foreclosure sale must be sold at the minimum bid price (equal to the sum of delinquent Special Tax installments, penalties, interest, attorney’s fees and costs of collection and sale) unless a lesser minimum bid price is authorized by the Bondowners.

Additionally, pursuant to Section 53321(d) of the Government Code, the special tax levied against any assessor’s parcel for which an occupancy permit for private residential use has been issued shall not be increased as a consequence of delinquency or default by the owner of any other assessor’s parcel within the District by more than ten percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. As a result, it is possible that the District may not be able to increase the Special Tax levy to the full amount of the maximum Special Tax rate in all years.

Property Values

Based on information provided by the County Assessor, the assessed valuation within the District as of July 1, 2012 was \$217,320,144, which is approximately 30* times the total aggregate principal amount of the Series 2012A Bonds. See “SPECIAL RISK FACTORS—Assessed Values” and “—Additional and Overlapping Debt.” The following table sets forth a ten-year summary of historical assessed values in the District.

TABLE 1
ASSESSED VALUATION HISTORY
THE DISTRICT

<i>Fiscal Year</i>	<i>Assessed Value</i>
2012-13	\$217,320,144
2011-12	213,821,465
2010-11	211,394,985
2009-10	208,005,540
2008-09	215,503,343
2007-08	205,287,179
2006-07	189,672,656
2005-06	178,496,014
2004-05	165,312,685
2003-04	149,548,694

Source: David Taussig & Associates.

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* Preliminary, subject to change.

As shown in the table below, the assessed value-to-lien ratios may vary by property. However, approximately 98% of the Fiscal Year 2012-13 Special Tax levy is assessed on properties with an assessed value-to-lien ratio in excess of 10 to 1.

TABLE 2
COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA)
OF THE COUNTY OF LOS ANGELES

RANGE OF ASSESSED VALUE-TO-LIEN RATIOS*

<i>Value-to-Lien</i> ⁽¹⁾⁽²⁾	<i>Number of Parcels</i>	<i>Percentage of Parcels</i>	<i>2012-13 Special Taxes</i>	<i>Percent of Levy</i>
Greater than 50:1	3	1.10%	\$6,118	0.97%
Between 40.01:1 and 50:1	22	8.09	47,995	7.57
Between 30.01:1 and 40:1	115	42.28	275,927	43.52
Between 20.01:1 and 30:1	101	37.13	231,888	36.58
Between 10.01:1 and 20:1	27	9.93	62,124	9.80
Less than 10:1	<u>4⁽³⁾</u>	<u>1.47</u>	<u>9,869</u>	<u>1.56</u>
	<u>272</u>	<u>100.00%</u>	<u>\$633,921</u>	<u>100.00%</u>

⁽¹⁾ Assessed Values are based on the Assessor's Roll as of July 1, 2012, before exemptions.

⁽²⁾ Value-to-Lien Ratio includes the refunding principal amount of \$7,250,000*, but excludes any overlapping debt issued by the County and/or other public agencies.

⁽³⁾ Owners of these properties have transferred the taxable value of their previous property to their current property, pursuant to California Propositions 60 and 90.

Source: David Taussig & Associates.

No assurance can be given that the foregoing value-to-lien ratios can or will be maintained during the period of time that the Series 2012A Bonds are outstanding. In addition, the District has no control over the amount of additional indebtedness that may be issued in the future by other public agencies, the payment of which, through the levy of a tax or an assessment, is on a parity with the Special Taxes. The District has no control over the ability of such other entities and districts to issue such additional indebtedness. Such special taxes or indebtedness may have a lien on such property on a parity with the Special Tax. The imposition of such additional indebtedness may reduce the value-to-lien ratio within the District and could reduce the willingness and the ability of the property owners within the District to pay the Special Taxes when due. See "SPECIAL RISK FACTORS—Additional and Overlapping Debt." See Appendix F—"SUMMARY OF THE BOND INDENTURE." See also "SPECIAL RISK FACTORS—Assessed Values" and "—Additional and Overlapping Debt."

No Additional Bonds; Refunding Bonds

The District covenants not to issue any other bonds or any other evidence of indebtedness in addition to the Series 2012A Bonds payable from and secured by the proceeds of the Special Taxes either on a parity with or subordinate to the Series 2012A Bonds other than bonds providing for the refunding or defeasance of all or a portion of the Series 2012A Bonds issued pursuant to the Act, and which refunding bonds provide for a savings of total net interest cost in each year over the total net interest cost in such year on the Series 2012A Bonds to be refunded. See Appendix F—"SUMMARY OF THE BOND INDENTURE."

* Preliminary, subject to change.

THE DISTRICT

General

The following information regarding development and ownership of property in the District has been derived from sources which the District believes to be reliable but is not guaranteed as to accuracy or completeness. This information has been included because it may be considered relevant to an informed evaluation and analysis of the Series 2012A Bonds and the District. The inclusion in this Official Statement of the following information should not be construed to suggest that the Series 2012A Bonds or the Special Taxes that will be used to pay the Series 2012A Bonds are obligations of any owner of property within the District payable other than from Special Taxes and foreclosure proceeds. The Series 2012A Bonds are secured solely by the Net Taxes and other amounts on deposit with the Fiscal Agent. See “SECURITY FOR THE SERIES 2012A BONDS” and “SPECIAL RISK FACTORS.”

The District is located in the southwest portion of the unincorporated area of Altadena. It covers an area of approximately 220 acres, including 108.3 acres of natural open space, and is accessible via surface streets and the 210 Freeway. Residents of the District are zoned to Pasadena Unified School District schools.

Altadena is a census-designated place in Los Angeles County, California. Located at the foot of the San Gabriel Mountains, Altadena is bordered by the Angeles National Forest to the north, and by the affluent cities of Pasadena and La Canada-Flintridge to the east, south and west. Altadena encompasses approximately 8.7 square miles. It is a “bedroom community” of the County with little to no employment base of its own. The majority of the residents are employed outside the community which is convenient to Pasadena, Glendale, Burbank and downtown Los Angeles. The population of Altadena was 92,772 at the 2010 census.

The District contains 272 completed single-family detached dwelling units. The total assessed valuation for the properties located in the District totaled \$217,320,144 as of July 1, 2012, representing a 1.63% increase from the previous fiscal year. The individual lot sizes within the District vary from 6,000 to over 30,000 square feet with 74 lots being in excess of 10,000 square feet.

Summary of Formation Proceedings

Pursuant to the Act, the Board, acting as the legislative body of the District, adopted a resolution on July 13, 1995, stating its intention to establish the District and to authorize the levy of Special Taxes within the boundaries of the District to pay principal of, and interest on, the District Bonds and stating its intent to have the District incur a bonded indebtedness in an amount not to exceed \$9,000,000.

Following public hearings, conducted pursuant to the provisions of the Act, the County adopted a resolution on July 13, 1995 (the “Resolution of Formation”), establishing the District and determining the necessity to have the District incur up to \$9,000,000 of bonded indebtedness. The Resolution of Formation called for a special election of the qualified electors in the District to consider propositions to authorize the levy of the Special Tax and incur the bonded indebtedness.

At a special election held on July 14, 1995, the landowners who comprised the qualified electors of the District authorized the District to incur a bonded indebtedness in an amount not to exceed \$9,000,000 and approved the Rate and Method of Apportionment of the Special Tax to pay the principal of and interest on the District Bonds. See Appendix A—“RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 7 (ALTADENA AREA) OF THE COUNTY OF LOS ANGELES.” The purpose of the indebtedness was to finance the acquisition or construction of various public improvements and facilities located in the District as specified therein.

Rate and Method of Apportionment of Special Tax

Under the Rate and Method of Apportionment of Special Tax (the “Rate and Method”), in each fiscal year, all taxable property within the District is classified either as Developed Property, Undeveloped Property, Taxable Property Owner Association Property or Taxable Public Property and the Board will determine the amount of Special Taxes to be levied for the fiscal year (the “Special Tax Requirement”). Developed Property is all assessor’s parcels of Taxable Property, except for Taxable Public Property and Taxable Property Owner Association Property, for which a building permit has been issued as of March 1 of the fiscal year preceding the fiscal year for which the Special Tax is being levied. Undeveloped Property means all Taxable Property, exclusive of Taxable Public Property and Taxable Property Owner Association Property not classified as Developed Property. Taxable Public Property is all property owned by a public agency and not exempted by the Rate and Method, and Taxable Property Owner Association Property means any property owned by or dedicated to a property owner association that is not exempted by the Rate and Method. The Special Tax will be levied first on Developed Property up to 91% of the Assigned Special Tax rate set forth in Table 1 (see Appendix A, page A-4) of the Rate and Method (the “Assigned Rate”). If additional monies are needed to satisfy the Special Tax Requirement after levying on all Developed Property at 91% of the Assigned Rate, the Special Tax will be levied second on Undeveloped Property up to 91% of the maximum rate, third on Developed Property and Undeveloped Property up to 100% of the Assigned Rate and up to the maximum Special Tax on Undeveloped Property, respectively, fourth on Developed Property up to the maximum Special Tax rate for any parcels whose maximum rate exceeds the Assigned Rate, and fifth on Taxable Public Property and Taxable Property Owner Association Property up to the maximum Special Tax rate.

The maximum Special Tax rate for Developed Property is the greater of the Assigned Rate for such parcel or the amount derived by multiplying the Taxable Area of such parcel by \$0.424. The Assigned Rates for residential units range from \$2,231 for units of less than 1,950 square feet to \$3,792 for units of more than 3,300 square feet, as set forth in Table 1 of the Rate and Method. The maximum rate for Undeveloped Property, Taxable Public Property and Taxable Property Owner Association Property is \$20,000 per acre.

The Rate and Method does not permit the prepayment of Special Taxes.

The Special Taxes imposed by the District will be billed with property taxes and collected by the Treasurer. When received, such Special Taxes will be deposited with the Fiscal Agent to be held in the Special Tax Fund for the payment of Administrative Expenses and then for payment of debt service or for deposit in the Reserve Fund to restore the balance therein to the Reserve Requirement, subject to the Maximum Special Tax rates authorized by the qualified electors of the District.

Although the Special Taxes will be levied against taxable parcels within the District, they do not constitute a personal indebtedness of the respective property owners. There is no assurance that the property owners will be financially able to pay the annual Special Taxes or that they will pay such taxes even if financially able to do so. See “SPECIAL RISK FACTORS.”

The Project

The District used the proceeds of District Bonds to finance the costs of constructing and acquiring certain public facilities related to the development within the District.

Development Status

The District is fully developed, with 272 completed single-family detached dwelling units divided into three separate communities. The various floor plans which are representative of the detached single family residences located within the District generally feature three or four bedroom units. The individual lot sizes vary from 6,000 to over 30,000 square gross feet with 74 lots being in excess of 10,000 square feet. No additional units are expected to be completed.

Top Taxpayers

No property owner within the District was responsible for more than 0.41% of the Fiscal Year 2012-13 Special Tax levy.

Tax Delinquencies

Under the provisions of the Act, the Special Taxes, from which funds necessary for the payment of principal of, and interest on, the Series 2012A Bonds are derived, will be billed to the properties within the District on the regular property tax bills sent to owners of such properties. Such Special Tax installments are due and payable, and bear the same penalties and interest for non-payment, as do regular property tax installments. Special Tax installment payments cannot be made separately from property tax payments. Therefore, the unwillingness or inability of a property owner to pay regular property tax bills as evidenced by property tax delinquencies may also indicate an unwillingness or inability to make regular property tax payments and Special Tax installment payments in the future.

The following table shows the Special Tax levy and the percentages of delinquent Special Taxes for Fiscal Year 2002-2003 through Fiscal Year 2011-2012.

TABLE 3
DELINQUENCY RATE FOR
FISCAL YEARS 2002-03 THROUGH 2011-12⁽¹⁾

<i>Fiscal Year (Ending June 30)</i>	<i>Special Tax Levied</i>	<i>Collections</i>	<i>Delinquency</i>	<i>Delinquency Rate</i>	<i>Redemption Roll Collections ⁽²⁾</i>	<i>Total Collection</i>	<i>Percent Collected</i>
2002-03	\$656,828	\$634,136	\$22,691	3.45%	\$59,131	\$693,267	105.55%
2003-04	631,022	614,923	16,099	2.55	32,634	647,558	102.62
2004-05	634,177	614,028	20,150	3.18	16,719	630,747	99.46
2005-06	640,519	616,647	23,872	3.73	26,050	642,697	100.34
2006-07	646,924	617,545	29,379	4.54	28,409	645,953	99.85
2007-08	646,924	603,549	43,374	6.70	21,474	625,023	96.61
2008-09	633,985	601,647	32,338	5.10	50,222	651,869	102.82
2009-10	627,646	609,308	18,337	2.92	54,872	664,181	105.82
2010-11	633,921	614,850	19,071	3.01	29,920	644,770	101.71
2011-12	633,921	616,176	17,746	2.80	17,329	633,505	99.93

⁽¹⁾ As of June 30, 2012.

⁽²⁾ Redemption Roll collections include interest and penalties.

Source: Treasurer and Tax Collector of the County of Los Angeles.

See “SECURITY FOR THE SERIES 2012A BONDS—The Special Taxes” and “—Covenant for Superior Court Foreclosure” for a discussion of the provisions which apply, and procedures which the District is obligated to follow, in the event of delinquency in the payment of Special Tax installments.

Debt Service Coverage

The following table shows the maximum and net amounts of revenues which would be derived in the bond years 2013 through 2029 if Special Taxes were levied and collected when due at the Maximum Special Tax rates permitted by the Rate and Method of Apportionment of Special Tax on Developed Property. The following table also sets forth the coverage which the Net Taxes would provide for debt service on the Series 2012A Bonds, expressed in percentages, derived by dividing Net Taxes by the amount of debt service on the Series 2012A Bonds for appropriate bond years. As set forth in footnote 4 to Table 4, Government Code Section 53321(d) may restrict the ability of the District to increase the tax levy to the amount shown as

“Maximum Special Taxes” in Table 4. See “SPECIAL RISK FACTORS—Tax Delinquencies” for information regarding delinquent Special Taxes. See also “—Special Tax Levy” above for additional information.

TABLE 4
DEBT SERVICE COVERAGE FROM DEVELOPED PROPERTY*

<i>Bond Year Ending (September 1)</i>	<i>Maximum Special Taxes⁽¹⁾</i>	<i>Estimated Administrative Expenses</i>	<i>Maximum Net Taxes⁽²⁾</i>	<i>Aggregate Debt Service⁽³⁾</i>	<i>Coverage⁽⁴⁾</i>
2013	\$916,014	\$25,000	\$891,014	\$583,328	1.53
2014	916,014	25,000	891,014	579,144	1.54
2015	916,014	25,000	891,014	582,244	1.53
2016	916,014	25,000	891,014	580,144	1.54
2017	916,014	25,000	891,014	582,944	1.53
2018	916,014	25,000	891,014	579,619	1.54
2019	916,014	25,000	891,014	580,244	1.54
2020	916,014	25,000	891,014	579,656	1.54
2021	916,014	25,000	891,014	582,806	1.53
2022	916,014	25,000	891,014	579,481	1.54
2023	916,014	25,000	891,014	579,781	1.54
2024	916,014	25,000	891,014	583,469	1.53
2025	916,014	25,000	891,014	580,269	1.54
2026	916,014	25,000	891,014	580,881	1.53
2027	916,014	25,000	891,014	580,056	1.54
2028	916,014	25,000	891,014	583,381	1.53
2029	916,014	25,000	891,014	579,975	1.54

(1) The Maximum Special Tax is the greater of the amount shown in Table 1 of the Rate and Method of Apportionment of Special Tax or the Base Maximum Special Tax. The amount shown above reflects the Table 1 amount with respect to all Developed Property in the District as of March 1, 2012. As provided in the Rate and Method of Apportionment of Special Tax, Developed Property is based on the building permits issued as of March 1 of each year.

(2) Net Taxes are equal to Maximum Special Taxes less estimated Administrative Expenses. For purposes of this table, Administrative Expenses are assumed to be \$25,000 without any adjustments for future years.

(3) See “DEBT SERVICE SCHEDULE”.

(4) Net Taxes divided by aggregate debt service. Pursuant to Section 53321(d) of the Government Code, the Special Tax levied against any Assessor’s parcel for which an occupancy permit for private residential use has been issued shall not be increased as a consequence of delinquency or default by the owner of any other Assessor’s parcel within the District by more than ten percent above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. As a result, it is possible that the District may not be able to increase the tax levy to the amount shown as “Maximum Special Taxes” and “Maximum Net Taxes” above.

Source: David Taussig & Associates, Inc.

The following table shows the Special Taxes levied for fiscal year 2012-2013 and the percentages of such respective Special Tax amounts to be paid by the property owners within the District.

The Special Taxes assessed in fiscal year 2012-2013 are approximately 69.2% of the maximum Special Tax on Developed Property.

* Preliminary, subject to change.

TABLE 5
SPECIAL TAX LEVY SUMMARY – FISCAL YEAR 2012-13

<i>Tax Class</i>	<i>Land Use Type</i>	<i>Unit Size</i>	<i>Number of Units</i>	<i>Maximum Annual Special Tax Rate</i>	<i>FY 2012-13 Special Tax Rate</i>	<i>FY 2012-13 Total Maximum Annual Taxes⁽¹⁾</i>	<i>FY 2012-13 Total Special Tax Levy</i>
1	Residential Property	Greater than or equal to 3,300 sq.ft.	123	\$3,792.00	\$2,624.23	\$466,416	\$322,780
2	Residential Property	3,075 - 3,299 sq.ft.	31	3,660.00	2,532.88	113,460	78,519
3	Residential Property	2,850 - 3,074 sq.ft.	0	3,401.00	0.00	0	0
4	Residential Property	2,625 - 2,849 sq.ft.	40	3,143.00	2,175.09	125,720	87,004
5	Residential Property	2,400 - 2,624 sq.ft.	46	2,885.00	1,996.54	132,710	91,841
6	Residential Property	2,175 - 2,399 sq.ft.	1	2,626.00	1,817.30	2,626	1,817
7	Residential Property	1,950 - 2,174 sq.ft.	31	2,422.00	1,676.13	75,082	51,960
8	Residential Property	Less than 1,950 sq.ft.	0	2,231.00	0.00	0	0
9	Non-Residential Property	n/a	<u>0</u>	<u>20,000.00</u>	<u>0.00</u>	<u>0</u>	<u>0</u>
TOTAL			272	n/a	n/a	\$916,014	\$633,921

⁽¹⁾ The Maximum Special Tax is the greater of the amount shown in Table 1 of the Rate and Method of Apportionment of Special Tax or the Base Maximum Special Tax. The amount shown above reflects the Table 1 amount with respect to all Developed Property in the District as of March 1, 2012. As provided in the Rate and Method of Apportionment of Special Tax, Developed Property is based on the building permits issued as of March 1 of each year.

Source: David Taussig & Associates, Inc.

SPECIAL RISK FACTORS

The following is a discussion of certain risk factors which should be considered, in addition to other matters set forth herein, in evaluating the investment quality of the Series 2012A Bonds. The discussion does not purport to be comprehensive or definitive and does not purport to be a complete statement of all factors which may be considered as risks in evaluating the credit quality of the Series 2012A Bonds, and the Official Statement should be read in its entirety for the purpose of making an informed investment decision. The occurrence of one or more of the events discussed herein could adversely affect the ability or willingness of property owners in the District to pay their Special Taxes when due. Such failure to pay Special Taxes could result in the inability of the District to make full and punctual payments of debt service on the Series 2012A Bonds. In addition, the occurrence of one or more of the events discussed herein could adversely affect the value of the property in the District.

General Risks of Real Estate Investments

The Bondowners will be subject to the risks generally incident to an investment in real estate, including (i) adverse changes in local market conditions, such as changes in the market value of real property in the vicinity of the District, the supply of or demand for competitive properties in such area, and the market value of homes in the event of sale or foreclosure; (ii) changes in real estate tax rates and other operating expenses, governmental rules (including zoning laws) and fiscal policies; and (iii) natural disasters (including earthquakes and floods), which may result in uninsured losses.

No General Obligation of the County or District

The District's obligations under the Series 2012A Bonds and under the Indenture are limited obligations of the District and not of the County, and are payable equally and solely from Net Taxes and amounts in the Special Tax Fund, the Bond Service Fund, the Redemption Fund and the Reserve Fund. The Series 2012A Bonds are not general or limited obligations of the County, but are limited obligations of the District payable solely from the revenues and funds pledged therefor and under the Indenture. Neither the faith and credit of the District, the County or the State of California or any political subdivision thereof is pledged to the payment of the Series 2012A Bonds.

Assessed Values

The value of the property within the District is a critical factor in determining the investment quality of the Series 2012A Bonds. If a property owner is delinquent in the payment of Special Taxes, the District's only remedy is to commence foreclosure proceedings against the delinquent parcel in an attempt to obtain funds to pay the Special Taxes. Reductions in property values due to a downturn in the economy, physical events such as earthquakes, fires or floods, stricter land use regulations or other events will adversely impact the value of the land upon which the Special Taxes are levied. See "THE DISTRICT—Estimated Assessed Value-to-Lien Ratios."

The taxable property in the District has an assessed value of \$217,320,144 for Fiscal Year 2012-13. The assessed value of property within the District does not necessarily reflect the market value of such property. Prospective purchasers of the Bonds should not assume that a home within the District could be sold for its assessed value at a foreclosure sale for delinquent Special Taxes.

Under the Act, property within the District that is delinquent may be sold for the amount of the delinquent Special Tax, plus penalties and interest thereon. A 10% penalty is charged after the date Special Taxes are due and interest accrues at 18% per annum from and after the July 1 following the delinquency date. Prospective purchasers of the Series 2012A Bonds should not assume that any property within the District could be sold at a price equal to the assessed value or the assessed value at a foreclosure sale for delinquent Special Taxes or that any bid would be received for such property or, if a bid is received, that such bid would

be sufficient to pay such delinquent Special Taxes, including penalties and interest accrued at the statutory rate. The actual value of the property is subject to future events which might affect property values. Reductions in the District property values could occur due to a downturn in the economy, relocation of employers out of the area, physical events such as presence of hazardous substances, earthquakes or floods or other events all of which would adversely impact the security underlying the Special Tax.

Hazardous Materials

The estimated appraised values referred to above do not take into account the possible reduction in marketability and value of any of the taxed parcels by reason of the possible liability of the owner (or operator) for the remedy of a hazardous substance condition of the parcel or from any other conditions of the property, subsoil, or structures that would impact the development or use of the property. The District is not aware of any conditions of the property, subsoil, or structures, including any hazardous substance condition of the property within its boundaries, that impacts the value of the property within the District. In the event adverse conditions arise with respect to any of the taxed parcels from any of the foregoing conditions, whether now present or arising in the future, such adverse conditions could significantly affect the value thereof that is realizable at a foreclosure sale for delinquent Special Taxes.

Natural Disasters

The District, like all California communities, may be subject to unpredictable seismic activity, fires, floods or other natural disasters. Southern California is a seismically active area. There is one known fault within the District referred to as the "Sierra Madre Fault," and several other faults which could potentially damage property in the District. Geotechnical tests performed in 1992 concluded that the Sierra Madre Fault has not moved within the last 10,000 years. Seismic activity from this or other faults represents potential risk for damage to buildings, roads, bridges and property within the District in the event of an earthquake. There is significant potential for destructive ground-shaking during the occurrence of a major seismic event. In addition, land susceptible to seismic activity may be subject to liquefaction during the occurrence of such an event.

In the event of a severe earthquake, fire, flood or other natural disaster, there may be significant damage to both property and infrastructure in the District. As a result, a substantial portion of the property owners may be unable or unwilling to pay the Special Taxes when due. In addition, the value of land in the District could be diminished in the aftermath of such a natural disaster, reducing the resulting proceeds of foreclosure sales in the event of delinquencies in the payment of the Special Taxes. The improvements within the District have been built in accordance with applicable building codes, including requirements relating to seismic safety.

Additional and Overlapping Debt

Set forth below is a direct and overlapping debt report (the "Debt Report") prepared by David Taussig & Associates dated as of June 30, 2012. The Debt Report is included for general information purposes only. The District believes such information to be reliable but makes no representations as to its completeness or accuracy.

The Debt Report generally includes long term obligations sold in the public credit markets by public agencies whose boundaries overlap the boundaries of the District in whole or in part. Such long term obligations generally are not payable from property taxes, assessments or special taxes on land in the District. In many cases long term obligations issued by a public agency are payable only from the general fund or other revenues of such public agency. Additional indebtedness could be authorized by the District or other public agencies at any time.

**County of Los Angeles
Community Facilities District No. 7*
Direct and Overlapping Debt Summary**

<i>Overlapping District</i>	<i>FY 2011-12 Total Levy⁽³⁾</i>	<i>FY 2012-13 Levy on Parcels in District⁽⁴⁾</i>	<i>Percent of Levy on Parcels in District</i>	<i>Total Debt Outstanding⁽¹⁾</i>	<i>District Share of Total Debt Outstanding⁽²⁾</i>
County Park District	\$80,684,185	\$6,779	0.01%	\$170,725,000	\$ 14,344
Pasadena Unified School District	60,622,110	240,189	0.40	271,585,000	1,076,037
Pasadena Area Community College District	24,245,407	42,240	0.17	109,110,105	190,092
Metropolitan Water District	94,810,471	7,107	0.01	196,545,000	14,733
				Total Overlapping Debt	\$ 1,295,206
				Plus: District Bonded Indebtedness	<u>\$ 7,250,000*</u>
				Estimated Share of Direct and Overlapping Debt	<u>\$ 8,545,206*</u>

(1) Bonds outstanding as of June 30, 2012.

(2) District share of FY 2012-13 total levy is rounded for display purposes. District share of total debt outstanding is based on unrounded share of levy.

(3) Per County of Los Angeles Auditor-Controller's Office.

(4) The Levy on Parcels in CFD No. 7 applicable to Pasadena Unified School District, Pasadena Community College District, and Metropolitan Water District were estimated by multiplying the FY 2012-13 assessed value of parcels subject to the CFD No. 7 special tax by the applicable overlapping debt FY 2011-12 tax rate. Assessed valuation provided by County of Los Angeles Assessor's Office. Tax rates provided by County of Los Angeles Auditor-Controller's Office. The Levy on Parcels in CFD No. 7 applicable to County Park District based on actual amounts levied on parcels subject to CFD No. 7.

Source: David Taussig & Associates, Inc.

Payment of the Special Tax is not a Personal Obligation of the Landowners

An owner of a taxable parcel is not personally obligated to pay the Special Tax. Rather, the Special Tax is an obligation which is secured only by a lien against the taxable parcel. If the value of a taxable parcel is not sufficient, taking into account other liens imposed by public agencies, to secure fully the Special Tax, the District has no recourse against the owner.

Parity Taxes and Special Assessments

The Special Taxes and any penalties thereon will constitute a lien against the lots and parcels of land on which they will be annually imposed until they are paid. Such lien is on a parity with all special taxes and special assessments levied by other agencies and is co-equal to and independent of the lien for general property taxes regardless of when they are imposed upon the same property. The Special Taxes have priority over all existing and future private liens imposed on the property. The District, however, has no control over the ability of other entities and districts to issue indebtedness secured by special taxes or assessments payable from all or a portion of the property within the District. Such additional indebtedness, if issued, would be required to satisfy applicable statutory requirements with respect to the issuance of such indebtedness. Further, the landowners within the District may, without the consent or knowledge of the District, petition other public agencies to issue public indebtedness secured by special taxes or assessments. Any such special taxes or

* Preliminary, subject to change.

assessments will have a lien on such property on a parity with the Special Taxes. The imposition of additional indebtedness could reduce the willingness and the ability of the property owners within the District to pay the Special Taxes when due. See “—Additional and Overlapping Debt” above.

The District has covenanted not to issue any obligations payable in whole or in part from the Net Taxes other than refunding bonds. However, the District has no control over the amount of additional debt payable from taxes or assessments on all or a portion of the property within the District that may be issued in the future by other governmental entities or districts, including but not limited to a successor city, school districts, water districts or any other district having jurisdiction over all or a portion of the land within the District. Nothing prevents the owners of land within the District from consenting to the issuance of additional debt by other public agencies which would be secured by taxes or assessments on a parity with the Special Taxes. To the extent such indebtedness is payable from assessments, other special taxes levied pursuant to the Act or taxes, such assessments, special taxes and taxes will have a lien on the property within the District on a parity with the lien of the Special Taxes.

Accordingly, the liens on the property within the District could greatly increase without any corresponding increase in the value of the property within the District and thereby reduce the ratio that exists at the time the Series 2012A Bonds are issued between the value of the property and the debt secured by the taxes and assessments thereon. The imposition of such additional indebtedness could also reduce the willingness and ability of the property owners within the District to pay the Special Taxes when due.

Insufficiency of Special Taxes

The Rate and Method of Apportionment of Special Tax governing the levy of the Special Tax provides that Exempt Property is not subject to the Special Tax. The Act provides that, if any property within the District not otherwise exempt from the Special Tax is acquired by a public entity through a negotiated transaction, or by gift or devise, the Special Tax will continue to be levied on and enforceable against the public entity that acquired the property. In addition, the Act provides that, if property subject to the Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax with respect to that property is to be treated as if it were a special assessment and be paid from the eminent domain award. The constitutionality and operation of these provisions of the Act have not been tested in the courts. Due to problems of collecting taxes from public agencies, if a substantial portion of land within the District was to become owned by public agencies, collection of the Special Tax might become more difficult and could result in collections of the Special Tax which might not be sufficient to pay principal of and interest on the Series 2012A Bonds when due and a default could occur with respect to the payment of such principal and interest.

Disclosures to Future Purchasers

The District has recorded a Notice of Special Tax Lien in the office of the County Recorder. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such Special Tax obligation in the purchase of a home or commercial facility or the lending of money thereon. Effective July 1, 1993, California law requires that in the case of the transfer of real property subject to a continuing lien securing the levy of special taxes the seller must make a good faith effort to notify the prospective purchaser of the lien in a format prescribed by statute. Failure to disclose the existence of the Special Taxes may affect the willingness and ability of future owners of land within the District to pay the Special Taxes when due.

FDIC/Federal Government Interests in Properties

General. The ability of the District to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the Federal Deposit Insurance Corporation (the “FDIC”), the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

The supremacy clause of the United States Constitution reads as follows: “This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding.”

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes within the District but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the District wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Taxes and preserve the federal government’s mortgage interest. In *Rust v. Johnson* (9th Circuit; 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association (“FNMA”) is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

The District has not undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the parcels subject to the Special Taxes within the District, and therefore expresses no view concerning the likelihood that the risks described above will materialize while the Series 2012A Bonds are outstanding.

FDIC. In the event that any financial institution making any loan which is secured by real property within the District is taken over by the FDIC, and prior thereto or thereafter the loan or loans go into default, resulting in ownership of the property by the FDIC, then the ability of the District to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Taxes may be limited. The FDIC’s policy statement regarding the payment of state and local real property taxes (the “Policy Statement”) provides that property owned by the FDIC is subject to state and local real property taxes only if those taxes are assessed according to the property’s value, and that the FDIC is immune from real property taxes assessed on any basis other than property value. According to the Policy Statement, the FDIC will pay its property tax obligations when they become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution’s affairs, unless abandonment of the FDIC’s interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC’s consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC’s consent.

The Policy Statement states that the FDIC generally will not pay non-*ad valorem* taxes, including special assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special taxes imposed under the Mello-Roos Act and a special tax formula which determines the special tax due each year are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC’s federal immunity. The Ninth Circuit has issued a ruling on August 28, 2001 in which it determined that the FDIC, as a federal agency, is exempt from Mello-Roos special taxes.

The District is unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of Special Taxes on a parcel within the District in which the FDIC has or obtains an interest, although prohibiting the lien of the Special Taxes to be foreclosed out at a judicial foreclosure sale could reduce or eliminate the number of persons willing to purchase a parcel at a foreclosure sale. Such an outcome could cause a draw on the Reserve Fund and perhaps, ultimately, if enough property were to become owned by the FDIC, a default in payment on the Series 2012A Bonds.

Bankruptcy and Foreclosure

Bankruptcy, insolvency and other laws generally affecting creditors' rights could adversely impact the interests of owners of the Series 2012A Bonds in at least two ways. First, the payment of property owners' taxes and the ability of the District to foreclose the lien of a delinquent unpaid Special Tax pursuant to its covenant to pursue judicial foreclosure proceedings may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. In addition, the prosecution of a foreclosure could be delayed due to many reasons, including crowded local court calendars or lengthy procedural delays.

Secondly, the Bankruptcy Code might prevent moneys on deposit in the Special Tax Fund from being applied to pay interest on the Series 2012A Bonds and/or to redeem Series 2012A Bonds if bankruptcy proceedings were brought by or against a landowner and if the court found that any of such landowner had an interest in such moneys within the meaning of Section 541(a)(1) of the Bankruptcy Code.

Although a bankruptcy proceeding would not cause the Special Taxes to become extinguished, the amount and priority of any Special Tax lien could be modified if the value of the property falls below the value of the lien. If the value of the property is less than the lien, such excess amount could be treated as an unsecured claim by the bankruptcy court. In addition, bankruptcy of a property owner could result in a delay in procuring Superior Court foreclosure proceedings. If enough parcels were involved in bankruptcy proceedings, court delays would increase the likelihood of a delay or default in payment of the principal of, and interest on, the Series 2012A Bonds and the possibility of delinquent tax installments not being paid in full.

The various legal opinions to be delivered concurrently with the delivery of the Series 2012A Bonds (including Bond Counsel's approving legal opinion) will be qualified, as to the enforceability of the various legal instruments, by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Funds Invested in the County Investment Pool

On January 24, 1996, the United States Bankruptcy Court for the Central District of California held in the case of *County of Orange v. Merrill Lynch* that a State statute providing for a priority of distribution of property held in trust conflicted with, and was preempted by, federal bankruptcy law. In that case, the court addressed the priority of the disposition of moneys held in a county investment pool upon bankruptcy of the county and held that a state statute purporting to create a priority secured lien on a portion of such moneys was ineffective unless such moneys could be traced. Following payment of the Special Taxes to the Treasurer, such funds may be invested in the name of the Fiscal Agent for a period of time in the County Investment Pool. In the event of a petition for the adjustment of County debts under Chapter 9 of the Federal Bankruptcy Code, a court might hold that the Bondowners do not have a valid and/or prior lien on the Special Taxes where such amounts are deposited in the County Investment Pool and may not provide the Bondowners with a priority interest in such amounts. In that circumstance, unless the Bondowners could "trace" the funds that have been deposited in the County Investment Pool, the Bondowners would be unsecured (rather than secured) creditors of the County. There can be no assurance that the Bondowners could successfully so "trace" the Special Taxes.

No Acceleration Provisions

The Series 2012A Bonds do not contain a provision allowing for the acceleration of the Series 2012A Bonds in the event of a payment default or other default under the terms of the Series 2012A Bonds or the Indenture. Pursuant to the Indenture, a Bondowner is given the right for the equal benefit and protection of all Bondowners similarly situated to pursue certain remedies described under Appendix F—“SUMMARY OF THE BOND INDENTURE—Events of Default and Remedies.” So long as the Series 2012A Bonds are in book-entry form, DTC will be sole Bondowner and will be entitled to exercise all rights and remedies of Bondowners.

Loss of Tax Exemption

As discussed under the caption “CONCLUDING INFORMATION—Tax Matters,” interest on the Series 2012A Bonds might become includable in gross income for purposes of federal income taxation retroactive to the date the Series 2012A Bonds were issued as a result of future acts or omissions of the District in violation of its covenants in the Indenture. Should such an event of taxability occur, the Series 2012A Bonds are not subject to a special redemption and will remain Outstanding until maturity or until redeemed under one of the redemption provisions contained in the Indenture.

Proposition 218

An initiative measure entitled the “Right to Vote on Taxes Act” (the “Initiative”) was approved by the voters of the State at the November 5, 1996 general election. The Initiative added Article XIIC and Article XIID to the California Constitution. According to the “Title and Summary” of the Initiative prepared by the California Attorney General, the Initiative limits “the authority of local governments to impose taxes and property-related assessments, fees and charges.” Provisions of the Initiative have been and will continue to be interpreted by the courts. The Initiative could potentially impact the Special Taxes otherwise available to the District to pay the principal of and interest on the Series 2012A Bonds as described below.

Among other things, Section 3 of Article XIIC states that “...the initiative power shall not be prohibited or otherwise limited in matters of reducing or repealing any local tax, assessment, fee or charge.” The Act provides for a procedure, which includes notice, hearing, protest and voting requirements to alter the rate and method of apportionment of an existing special tax. However, the Act prohibits a legislative body from adopting any resolution to reduce the rate of any special tax or terminate the levy of any special tax pledged to repay any debt incurred pursuant to the Act unless such legislative body determines that the reduction or termination of the special tax would not interfere with the timely retirement of that debt. On July 1, 1997, a bill was signed into law by the Governor of the State enacting Government Code Section 5854, which states that:

Section 3 of Article XIIC of the California Constitution, as adopted at the November 5, 1996, general election, shall not be construed to mean that any owner or beneficial owner of a municipal security, purchased before or after that date, assumes the risk of, or in any way consents to, any action by initiative measure that constitutes an impairment of contractual rights protected by Section 10 of Article I of the United States Constitution.

Accordingly, although the matter is not free from doubt, it is likely that Article XIIC has not conferred on the voters the power to repeal or reduce the Special Taxes if such reduction would interfere with the timely retirement of the Series 2012A Bonds.

It may be possible, however, for voters or the District or the Board of Directors acting as the legislative body of the District to reduce the Special Taxes in a manner which does not interfere with the timely repayment of the Series 2012A Bonds, but which does reduce the maximum amount of Special Taxes

that may be levied in any year below the existing levels. Furthermore, no assurance can be given with respect to the future levy of the Special Taxes in amounts greater than the amount necessary for the timely retirement of the Series 2012A Bonds. Therefore, no assurance can be given with respect to the levy of Special Taxes for Administrative Expenses. Nevertheless, to the maximum extent that the law permits it to do so, the District has covenanted that it will not initiate proceedings under the Act to reduce the maximum Special Tax rates on parcels within the District, unless, (i) the District receives a certificate from one or more independent consultants which, when taken together, certifies that, on the basis of the parcels of land and improvements existing in the District as of July 1 preceding the reduction, the maximum amount of the Special Tax which may be levied on then existing Developed Property in each Bond Year for any Bonds Outstanding will equal at least 110% of the sum on the estimated administrative expenses and debt service in that Bond Year on all Bonds to remain Outstanding after the reduction is approved, and (ii) the District hereby finds that any reduction made under such conditions will not adversely affect the interests of the Owners of the Bonds. In connection with the foregoing covenant, the District has made a legislative finding and determination that any elimination or reduction of Special Taxes below the foregoing level would interfere with the timely retirement of the Series 2012A Bonds. The District also has covenanted that, in the event an initiative is adopted which purports to alter the Rate and Method, it will commence and pursue legal action in order to preserve its ability to comply with the foregoing covenant. However, no assurance can be given as to the enforceability of the foregoing covenants. See “SOURCES OF PAYMENT FOR THE SERIES 2012A BONDS—Special Taxes.”

The interpretation and application of Article XIIC and Article XIID will ultimately be determined by the courts with respect to a number of the matters discussed above, and it is not possible at this time to predict with certainty the outcome of such determination or the timeliness of any remedy afforded by the courts. See “—Limitations on Remedies.”

Ballot Initiatives

Articles XIII A, XIII B, XIIC and XIID were adopted pursuant to measures qualified for the ballot pursuant to California’s constitutional initiative process and the State Legislature has in the past enacted legislation which has altered the spending limitations or established minimum funding provisions for particular activities. On March 6, 1995, in the case of *Rossi v. Brown*, the State Supreme Court held that an initiative can repeal a tax ordinance and prohibit the imposition of further such taxes and that the exemption from the referendum requirements does not apply to initiatives. From time to time, other initiative measures could be adopted by California voters or legislation enacted by the legislature. The adoption of any such initiative or legislation might place limitations on the ability of the State, the City, or local districts to increase revenues or to increase appropriations.

Secondary Markets and Prices

The Underwriter will not be obligated to repurchase any of the Series 2012A Bonds, and no representation is made concerning the existence of any secondary market for the Series 2012A Bonds. No assurance can be given that any secondary market will develop following the completion of the offering of the Series 2012A Bonds, and no assurance can be given that the initial offering prices for the Series 2012A Bonds will continue for any period of time.

Enforceability of Remedies

The remedies available to the Fiscal Agent and the Bondowners upon a default under the Indenture or any other document described herein are in many respects dependent upon regulatory and judicial actions which are often subject to discretion and delay. Under existing law and judicial decisions, the remedies provided for under such documents may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the issuance of the Series 2012A Bonds will be qualified to the extent that the enforceability of the legal documents with respect to the Series 2012A Bonds is subject to limitations

imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally and by equitable remedies and proceedings generally. See “—Bankruptcy and Foreclosure” above.

Judicial remedies, such as foreclosure and enforcement of covenants, are subject to exercise of judicial discretion. A California court may not strictly apply certain remedies or enforce certain covenants if it concludes that application or enforcement would be unreasonable under the circumstances and it may delay the application of such remedies and enforcement.

CONCLUDING INFORMATION

No Rating

The District has not made, and does not contemplate making, application to any rating organization for a rating on the Series 2012A Bonds.

Underwriting

The Series 2012A Bonds are being purchased by Stifel, Nicolaus & Company, Incorporated dba “Stone & Youngberg, a division of Stifel Nicolaus” (the “Underwriter”). The Underwriter has agreed to purchase the Series 2012A Bonds at an aggregate purchase price of \$_____ (equal to the aggregate principal amount of the Series 2012A Bonds plus an original issue premium of \$_____ and less an Underwriter’s discount of \$_____). The Underwriter may offer and sell the Series 2012A Bonds to certain dealers and others at prices lower than the public offering prices set forth on the cover page hereof. The offering prices may be changed from time to time by the Underwriter.

Certain Legal Matters

Legal matters incident to the issuance of the Series 2012A Bonds will be subject to the final approving opinion of Squire Sanders (US) LLP, Los Angeles, California, substantially in the form contained in Appendix B. Certain legal matters will be passed upon for the District by County Counsel of the County. Certain legal matters will be passed on for the Underwriter by its counsel, Stradling Yocca Carlson & Rauth, a Professional Corporation, Newport Beach, California. The various legal opinions to be delivered concurrently with the delivery of the Series 2012A Bonds (including Bond Counsel’s approving legal opinion) will be qualified, as to the enforceability of the various legal instruments, by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Tax Matters

In the opinion of Squire Sanders (US) LLP, Bond Counsel, under existing law: (i) interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals and corporations and (ii) interest on the Bonds is exempt from State of California personal income taxes. Bond Counsel expresses no opinion as to any other tax consequences regarding the Bonds.

The opinion on tax matters will be based on and will assume the accuracy of certain representations and certifications, and continuing compliance with certain covenants, of the District contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Bonds are and will remain obligations the interest on which is excluded from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of the District’s certifications and representations or the continuing compliance with the District’s covenants.

The opinion of Bond Counsel is based on current legal authority and covers certain matters not

directly addressed by such authority. It represents Bond Counsel's legal judgment as to exclusion of interest on the Bonds from gross income for federal income tax purposes but is not a guaranty of that conclusion. The opinion is not binding on the Internal Revenue Service ("IRS") or any court. Bond Counsel expresses no opinion about (i) the effect of future changes in the Code and the applicable regulations ("Regulations") under the Code or (ii) the interpretation and the enforcement of the Code or those regulations by the IRS.

The Code prescribes a number of qualifications and conditions for the interest on state and local government obligations to be and to remain excluded from gross income for federal income tax purposes, some of which require future or continued compliance after issuance of the obligations. Noncompliance with these requirements by the District may cause loss of such status and result in the interest on the Bonds being included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds. The District has covenanted to take the actions required of it for the interest on the Bonds to be and to remain excluded from gross income for federal income tax purposes, and not to take any actions that would adversely affect that exclusion. After the date of issuance of the Bonds, Bond Counsel will not undertake to determine (or to so inform any person) whether any actions taken or not taken, or any events occurring or not occurring, or any other matters coming to Bond Counsel's attention, may adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds or the market value of the Bonds.

A portion of the interest on the Bonds earned by certain corporations may be subject to a federal corporate alternative minimum tax. In addition, interest on the Bonds may be subject to a federal branch profits tax imposed on certain foreign corporations doing business in the United States and to a federal tax imposed on excess net passive income of certain S corporations. Under the Code, the exclusion of interest from gross income for federal income tax purposes may have certain adverse federal income tax consequences on items of income, deduction or credit for certain taxpayers, including financial institutions, certain insurance companies, recipients of Social Security and Railroad Retirement benefits, those that are deemed to incur or continue indebtedness to acquire or carry tax-exempt obligations, and individuals otherwise eligible for the earned income tax credit. The applicability and extent of these and other tax consequences will depend upon the particular tax status or other tax items of the owner of the Bonds. Bond Counsel will express no opinion regarding those consequences.

Payments of interest on tax-exempt obligations, including the Bonds, are generally subject to IRS Form 1099-INT information reporting requirements. If a Bond owner is subject to backup withholding under those requirements, then payments of interest will also be subject to backup withholding. Those requirements do not affect the exclusion of such interest from gross income for federal income tax purposes.

Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may also be considered by the State legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment of obligations such as the Bonds. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Bonds will not have an adverse effect on the tax status of interest on the Bonds or the market value or marketability of the Bonds. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

For example, both the American Jobs Act of 2011 proposed by President Obama on September 12, 2011, and introduced into the Senate on September 13, 2011, and the federal budget for fiscal year 2013 as proposed by President Obama on February 13, 2012, contain provisions that could, among other things, result in additional federal income tax for tax years beginning after 2012 on taxpayers that own tax-exempt obligations, including the Bonds, if they have incomes above certain thresholds.

Prospective purchasers of the Bonds should consult their own tax advisers regarding pending or proposed federal and state tax legislation and court proceedings, and prospective purchasers of the Bonds at

other than their original issuance at the respective prices indicated on the cover of this Official Statement should also consult their own tax advisers regarding other tax considerations such as the consequences of market discount, as to all of which Bond Counsel expresses no opinion.

Bond Counsel's engagement with respect to the Bonds ends with the issuance of the Bonds, and, unless separately engaged, Bond Counsel is not obligated to defend the District or the owners of the Bonds regarding the tax status of interest thereon in the event of an audit examination by the IRS. The IRS has a program to audit tax-exempt obligations to determine whether the interest thereon is includible in gross income for federal income tax purposes. If the IRS does audit the Bonds, under current IRS procedures, the IRS will treat the District as the taxpayer and the beneficial owners of the Bonds will have only limited rights, if any, to obtain and participate in judicial review of such audit. Any action of the IRS, including but not limited to selection of the Bonds for audit, or the course or result of such audit, or an audit of other obligations presenting similar tax issues, may affect the market value of the Bonds.

No Litigation

The District is not aware of any litigation pending or threatened concerning the validity of the Series 2012A Bonds, the formation of the District or contesting the authority of the District to levy and collect the Special Taxes or contesting the District's authority to issue the Series 2012A Bonds.

Judicial Validation

The County has obtained two Superior Court validation judgments relating to the Series 1999A Bonds. In 1995, the County filed a complaint to validate the issuance of the Series 1999A Bonds and the levy of the Special Taxes. No persons appeared in opposition to the County's validation action, and on May 9, 1996 the Court entered judgment, finding, among other items, that the formation of the District was valid and in accordance with the Act, the Special Tax was duly approved by the qualified electors of the District and constitutes a valid and binding special tax under the Constitution of the State of California, and that the provisions of the resolution forming the District and the bonds to be issued thereunder are valid, legal and binding.

In May, 1998, the County filed a second validation action to validate the Funding and Acquisition Agreement pursuant to which the District acquired the public improvements with the proceeds of the Series 1999A Bonds. The County's action was opposed only by Cantwell-Anderson, Inc. ("Cantwell"), the limited partner of Southwest Diversfield La Vina Ltd. ("Southwest"), one of the original developers of property within the District. On motion of the County, the Court entered judgment in favor of the County because the issues raised by Cantwell were determined to be barred by the res judicata effect of the prior 1995 validation judgment. Both judgments are final with no right of appeal.

Miscellaneous

Bond Counsel and Underwriter's Counsel will receive compensation contingent upon the sale and closing of the Series 2012A Bonds.

All of the preceding summaries of the Indenture, other applicable legislation, agreements and documents are made subject to the provisions of such documents and do not purport to be complete statements of any or all of such provisions. Reference is hereby made to such documents on file with the County for further information in connection therewith.

This Official Statement does not constitute a contract with the purchasers of the Series 2012A Bonds. Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

The preparation and delivery of this Official Statement has been duly authorized by the Board, acting in its capacity as the legislative body of the District.

APPENDIX A

Rate and Method of Apportionment of Special Tax For County of Los Angeles Community Facilities District No. 7

A Special Tax (the “Special Tax”) shall be levied on and collected from property within Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles, (“CFD No. 7”) each Fiscal Year, in an amount determined by the Board of Supervisors of the County of Los Angeles through the application of the appropriate Special Tax for “Developed Property,” “Undeveloped Property,” “Taxable Public Property,” and “Taxable Property Owner Association Property” as described below. All of the property in CFD No. 7, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

“**Act**” means the Mello-Roos Community Facilities Act of 1982 as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“**Administrative Expenses**” shall mean any ordinary and necessary expenses of the County to carry out its duties as the legislative body of CFD No. 7, including but not limited to the levy and collection of special taxes, an allocable share of the salaries of the County staff directly related thereto, and a proportionate amount of County general administrative overhead related thereto, any amounts paid by the County from general funds of the County for the expenses of CFD No. 7, legal expenses, the fees and expenses of the Fiscal Agent incurred in connection with its duties under the Fiscal Agent agreement, and all other costs and expenses of the County in any way related to the administration of CFD No. 7.

“**Assessor’s Parcel**” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number; provided, however, that when two or more Assessor’s Parcel numbers are assigned to a single recorded lot, such lot shall be treated as a single Assessor’s Parcel.

“**Assessor’s Parcel Map**” means an official map of the Assessor of the County of Los Angeles designating parcels by Assessor’s Parcel number.

“**Assigned Special Tax**” means the Special Tax for Land Use Classes 1 through 9, as determined by reference to Table I of Section C below.

“**Backup Special Tax**” means the Special Tax applicable to each Assessor’s Parcel of Developed Property as determined in accordance with Section C.1.b below.

“**Board**” means the Board of Supervisors of the County of Los Angeles, acting as the legislative body of CFD No. 7.

“**County**” means the County of Los Angeles.

“**Developed Property**” means for any Fiscal Year all Assessor’s Parcels of Taxable Property, except for Taxable Public Property and Taxable Property Owner Association Property, for which a building permit has been issued as of March 1 of the Fiscal Year preceding the Fiscal Year for which the Special Tax is being levied but after the adoption of the Resolution of Formation for CFD No. 7.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Final Residential Subdivision” means a subdivision of property subject to residential development through the recordation of a condominium plan, final map, parcel map or lot line adjustment which permits the issuance of building permits.

“Land Use Class” means the classes listed in Table I below.

“Maximum Special Tax” means the maximum Special Tax, determined in accordance with Section C, that can be levied by the Board in any Fiscal Year for Undeveloped Property, each Land Use Class of Developed Property, Taxable Property Owner Association Property and Taxable Public Property, as applicable.

“Non-Residential Property” means Developed Property that has been developed for other than residential use.

“Property Owner Association Property” means any property within the boundaries of CFD No. 7 owned by or dedicated to a property owner association.

“Proportionately” shall mean for Developed Property that the ratio of the actual Special Tax levy to the Assigned Special Tax is equal for all Assessor’s Parcels of Developed Property. Proportionately for each other classification of Taxable Property (i.e. Undeveloped Property, Property Owner Association Property and Taxable Public Property) shall mean that the ratio of the actual Special Tax levy to the applicable Maximum Special Tax is equal for all Assessor’s Parcels within the same classification. For example, for Undeveloped Property, Proportionately shall mean that the ratio of the actual Special Tax levy to the Maximum Special Tax for Undeveloped Property is equal for all Assessor’s Parcels of Undeveloped Property.

“Public Property” means any property within the boundaries of CFD No. 7 owned by or dedicated to the federal government, State of California, local government, or other public agency.

“Residential Lot” means an Assessor’s Parcel in a Final Residential Subdivision for which a building permit may be issued.

“Residential Property” means Developed Property that has been developed for residential uses and assigned to Land Use Classes 1 through 8 designated in Table I below.

“Special Tax” means the Special Tax for CFD No. 7 to be levied in each Fiscal Year on each Assessor’s Parcel of Developed Property, Undeveloped Property, Taxable Property Owner Association Property and Taxable Public Property to fund the Special Tax Requirement.

“Special Tax Requirement” means that amount required in any Fiscal Year for CFD No. 7 to pay: (1) debt service on all bonds or other periodic costs on all bonds or other indebtedness issued by or for the benefit of CFD No. 7, (2) the costs of remarketing, credit enhancement, and liquidity facility fees related to any such bonds or indebtedness (including such fees for instruments that serve as the basis of a reserve fund in lieu of cash related to any such indebtedness), (3) the cost of acquisition or construction of authorized facilities of CFD No. 7, (4) Administrative Expenses, (5) costs associated with the release of funds from an escrow account, if any, established with respect to any such bonds or indebtedness of CFD No. 7, (6) any amounts required to establish or replenish any reserve funds or to accumulate funds for future bond payments, and (7) an amount equal to the anticipated delinquent Special Taxes for such Fiscal Year, as determined by the Board.

“Taxable Area” means the square footage of each Assessor’s Parcel of Developed Property subject to the Backup Special Tax as determined in accordance with Section C.1.b. below.

“Taxable Property” means all Assessor’s Parcels within the boundaries of CFD No. 7 which are not exempt from the Special Tax pursuant to law or Section E below.

“Taxable Property Owner Association Property” means all Property Owner Association Property which has not been exempted pursuant to Section E.

“Taxable Public Property” means all Public Property within the boundaries of CFD No. 7 which was acquired by a public agency through a negotiated transaction, gift or devise, including any dedication contingent upon approval of development plans which has not been exempted pursuant to Section E.

“Undeveloped Property” means all Taxable Property within the boundaries of CFD No. 7, exclusive of Taxable Public Property and Taxable Property Owner Association Property, not classified as Developed Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, all Taxable Property within CFD No. 7 shall be classified as Developed Property, Undeveloped Property, Taxable Property Owner Association Property or Taxable Public Property, and shall be subject to the Special Tax in accordance with the rate and method of apportionment determined pursuant to Sections C and D below.

For purposes of determining the applicable Assigned Special Tax for Developed Property, each such Assessor’s Parcel shall be assigned to one of the Land Use Classes designated in Table I below. Residential Property shall be assigned to Land Use Classes 1 through 8 based on the square footage for the improvements that will be located on an Assessor’s Parcel determined from all building permits issued after the adoption of the Resolution of Formation for such Assessor’s Parcel. Non-Residential Property shall be assigned to Land Use Class 9. The square footage or acreage of an Assessor’s Parcel of Developed Property, Undeveloped Property, Taxable Property Owner Association Property or Taxable Public Property shall be determined by reference to the Assessor’s Parcel Map for such Assessor Parcel.

C. MAXIMUM SPECIAL TAX RATE

1. Developed Property

The Maximum Special Tax for each Assessor’s Parcel classified as Developed Property shall be the greater of (i) the amount derived by multiplying the Taxable Area of such Assessor’s Parcel by the Backup Special Tax or (ii) the amount derived by the application of the Assigned Special Tax.

a. Assigned Special Tax

The Assigned Special Tax for each Land Use Class is shown below in Table I.

TABLE I

**Assigned Special Taxes for Developed Property in
Community Facilities District No. 7
(Altadena Area)**

Land Use Class:	Description	Designation	Assigned Special Tax
1	Residential Property	≥ 3,300 sq. ft.	\$3,792 per unit
2	Residential Property	3,075 - 3,299 sq. ft.	\$3,660 per unit
3	Residential Property	2,850 - 3,074 sq. ft.	\$3,401 per unit
4	Residential Property	2,625 - 2,849 sq. ft.	\$3,143 per unit
5	Residential Property	2,400 - 2,624 sq. ft.	\$2,885 per unit
6	Residential Property	2,175 - 2,399 sq. ft.	\$2,626 per unit
7	Residential Property	1,950 - 2,174 sq. ft.	\$2,422 per unit
8	Residential Property	< 1,950 sq. ft.	\$2,231 per unit
9	Non-Residential Property	N/A	\$20,000 per acre

b. Backup Special Tax

The Backup Special Tax for each Assessor's Parcel of Developed Property is equal to \$0.424 multiplied by the Taxable Area for such Assessor's Parcel, provided, however, that the Backup Special Tax may only be utilized if the Assigned Special Taxes which could be levied against Developed Property plus the Maximum Special Taxes which could be levied against Undeveloped Property are less than the sum of 110% of the gross debt service on the outstanding bonds and Administrative Expenses.

Taxable Area for Assessor's Parcels of Developed Property less than or equal to 11,000 square feet in size and assigned to Land Use Classes 1 through 8 shall be equal to the actual square footage of the Assessor's Parcel.

It is anticipated that CFD No. 7 will contain 53 Assessor's Parcels of Developed Property which exceed 11,000 square feet in size. When a Final Residential Subdivision is recorded, the square footage of each Residential Lot shall be determined. In lot number order, as indicated on the Final Residential Subdivision, each Residential Lot which exceeds 11,000 square feet in size shall be compared to the square footages in the table below. If there exists a square footage in Table II below which is greater than or equal to the square footage of such Residential Lot, the Taxable Area shall equal 11,000 square feet; the smallest square footage in Table II below which is greater than or equal to the square footage of such

Residential Lot shall be assigned to that lot and then excluded from the above analysis for any subsequent parcels.

If there only exists square footages in Table II below which are less than the square footage of such Residential Lot, the Taxable Area shall equal the sum of 11,000 square feet and the difference of the square footage of the Residential Lot and the largest square footage remaining in Table II.

If there does not exist a square footage in Table II below which is still available for assignment to that lot, the Taxable Area shall equal the actual square footage of the Assessor's Parcel.

Taxable Area for Assessor's Parcels of Developed Property assigned to Land Use Class 9 shall be equal to the actual square footage of the Assessor's Parcel.

TABLE II

**Projected Square Footages for Lots Greater Than 11,000 SF
Community Facilities District No. 7
(Altadena Area)**

11,006	11,788	12,658	13,539	15,898	19,338	21,282
11,127	11,876	12,702	13,845	16,062	19,386	21,455
11,150	11,914	12,707	13,400	17,588	19,663	31,218
11,164	12,008	13,019	14,036	17,834	19,712	36,226
11,220	12,247	13,029	14,084	18,013	20,276	43,282
11,315	12,270	13,051	14,167	19,166	20,281	
11,384	12,441	13,164	14,613	19,314	20,291	
11,582	12,518	13,512	14,659	19,328	20,856	

2. Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property

The Maximum Special Tax for Undeveloped Property shall be \$20,000 per acre.

The Maximum Special Tax for Taxable Property Owner Association Property shall be \$20,000 per acre.

The Maximum Special Tax for Taxable Public Property shall be \$20,000 per acre.

3. Reduction in Maximum Special Tax

The Maximum Special Taxes for Developed Property, Undeveloped Property, Taxable Property Owner Association Property, and Taxable Public Property set forth herein have been calculated based upon the issuance of \$9,000,000 in principal amount of bonds or other indebtedness (the "Maximum Principal Amount of Indebtedness") and maximum annual debt service on such indebtedness of \$739,876 (the "Maximum Annual Debt Service"). In the event that the Board determines by resolution that the principal amount of bonds or other indebtedness to be issued by CFD No. 7 shall be less than the Maximum Principal Amount of Indebtedness, the Assigned Special Tax, Backup Special Tax, Maximum Special Tax for Undeveloped Property, Maximum Special Tax for Taxable Property Owner Association Property, and the Maximum Special Tax for Taxable Public Property shall be reduced in proportion to the reduction in the Maximum Annual Debt Service, but in no event less than an amount determined by the Treasurer of the County to be necessary to provide the sum of 110% coverage on gross debt service on the remaining principal amount of authorized bonds and other indebtedness plus Administrative Expenses for a Fiscal Year. CFD No. 7 shall thereafter take all steps necessary to record an addendum to the Notice of Special Tax in order to record the reduced Special Tax amounts.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing with Fiscal Year 1994-95 and for each following Fiscal Year, the Board shall determine the amount of money to be collected from Taxable Property in CFD No. 7. The Board shall levy the Special Tax as follows until the amount of the levy equals the Special Tax Requirement, subject to the limitations specified in Section 53321 of the Act.

First: The Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property, up to 91 percent of the Assigned Special Tax for each Land Use Class of Developed Property determined by reference to Table I;

Second: If additional monies are needed after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property, up to 91 percent of the Maximum Special Tax for Undeveloped Property;

Third: If additional monies are needed after the first two steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property and Undeveloped Property shall be increased in equal percentages from the amounts calculated pursuant to Steps 1 and 2 above, up to 100 percent of the applicable Assigned Special Tax for Developed Property and up to the Maximum Special Tax for Undeveloped Property;

Fourth: If additional monies are needed after the first three steps have been completed and if the conditions set forth in the first paragraph of Section C.1.b above have been satisfied, then the levy of the Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased in equal percentages from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

Fifth: If additional monies are needed after the first four steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property and Taxable Public Property up to the Maximum Special Tax for Taxable Property Owner Association Property and up to the Maximum Special Tax for Taxable Public Property.

E. EXEMPTIONS

The Board shall not levy a Special Tax on the following:

- 1) Property owned by entities of the State of California, federal, local government, or other public agencies except as otherwise provided in Sections 53317.3 and 53317.5 of the California Government Code;
- 2) Property designated for the following uses:
 - 4.32 acres of land to be dedicated to or conveyed to or acquired by a property owner association for purposes of a recreation lot.
 - 18.50 acres of land to be dedicated to or conveyed to or acquired by a property owner association for purposes of open space and slopes.
 - 20.56 acres of land to be dedicated to or conveyed to or acquired by a property owner association for purposes of private streets.
 - 2.00 acres of land to be dedicated to or conveyed to or acquired by the County of Los Angeles Flood Control District for purposes of a debris basin.
 - 3.00 acres of land to be dedicated to or conveyed to or acquired by the County of Los Angeles Flood Control District for purposes of a detention basin.
 - 0.57 acres of land to be dedicated to or conveyed to or acquired by the County for purposes of public streets (Lincoln Avenue).

All such property will be allocated on a first in time basis. If the total number of acres of land conveyed, dedicated or acquired exceeds the amounts stated in the preceding paragraph, then the acres exceeding such total shall be taxed at the applicable rate set forth in Section C.2 above and to the extent set forth set forth in Section D above.

F. APPEALS

Any landowner or resident who feels that the amount of the Special Tax is in error may file a notice with CFD No. 7 appealing the levy of the Special Tax. A representative of CFD No. 7 will then review the appeal and, if necessary, meet with the applicant. If the findings of the CFD No. 7 representative verify that the amount of the Special Tax should be modified or changed, then, as appropriate, the Special Tax levy shall be corrected.

G. MANNER OF COLLECTION

The Special Tax will be collected in the same manner and at the same time as ordinary ad valorem property taxes, provided, however, that, upon action of the board, CFD No. 7 may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations.

H. TERM OF SPECIAL TAX

The Special Tax shall commence in Fiscal Year 1994-1995 and no further Special Tax shall be levied or collected after Fiscal Year 2032-2033.

APPENDIX B

FORM OF APPROVING OPINION OF BOND COUNSEL

[TO COME]

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles (the “District”) in connection with the \$_____ Special Tax Refunding Bonds, Series 2012A (the “Bonds”). The Bonds are being issued pursuant to an Indenture (the “Original Indenture”) dated as of August 1, 1999 by and among the District acting through the Board of Supervisors of the County, the Treasurer and Tax Collector of the County, as Paying Agent (the “Paying Agent”), and the Auditor-Controller of the County, as Fiscal Agent (the “Fiscal Agent”), as amended and supplemented by a First Supplemental Indenture, dated as of October 1, 2012 (the “First Supplemental Indenture” and, together with the Original Indenture, the “Indenture”). The District covenants and agrees as follows:

1. Purpose of this Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the District for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule.

2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

Annual Report. The term “Annual Report” means any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

Beneficial Owner. The term “Beneficial Owner” means any person which: (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries); or (b) is treated as the owner of any Bonds for federal income tax purposes.

EMMA. The term “EMMA” means the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access System for municipal securities disclosures, maintained on the Internet at <http://emma.msrb.org/>.

Fiscal Year. The term “Fiscal Year” means the one-year period ending on the last day of June of each year.

Holder. The term “Holder” means a registered owner of the Bonds.

Listed Events. The term “Listed Events” means any of the events listed in Sections 5(a) and (b) of this Disclosure Certificate.

Official Statement. The term “Official Statement” means the Official Statement dated _____, 2012 delivered in connection with the issuance of the Bonds.

Participating Underwriter. The term “Participating Underwriter” means the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

Rule. The term “Rule” means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

3. Provision of Annual Reports.

(a) The District shall provide not later than February 1 following the end of its Fiscal Year (commencing with Fiscal Year 2013) to EMMA an Annual Report relating to the immediately preceding Fiscal Year which is consistent with the requirements of Section 4 of this Disclosure Certificate, which Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate.

(b) If the District is unable to provide to EMMA an Annual Report by the date required in subsection (a), the District shall send to EMMA a notice in substantially the manner prescribed by the Municipal Securities Rulemaking Board.

4. Content of Annual Reports. The Annual Report shall contain or incorporate by reference the following:

(a) The audited financial statements of the County for the prior Fiscal Year, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the County's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available;

(b) Principal amount of the Bonds for the District as of September 2 preceding the filing of the Annual Report;

(c) Balance in each fund under the Indenture as of September 2 preceding the filing of the Annual Report;

(d) any changes to the Rate and Method of Apportionment of the Special Taxes approved or submitted to the qualified electors for approval prior to the filing of the Annual Report and a description of any parcels for which the Special Taxes have been prepaid in the Fiscal Year for which the Annual Report is being prepared;

(e) an update of Tables 1 and 2 in the Official Statement based upon the most recent Special Tax levy preceding the date of the Annual Report and on the assessed values of property for the current fiscal year;

(f) an update of Table 3 in the Official Statement reflecting and the status of any foreclosure actions being pursued by the District with respect to delinquent Special Taxes;

(g) an update of Tables 4 and 5 in the Official Statement based upon the most recent Special Tax levy preceding the date of the Annual Report; and

(h) any information not already included under (a) through (g) above that the District is required to file in its annual report to the California Debt and Investment Advisory Commission pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the District or the County or related public entities, which have been submitted to EMMA or the Securities and Exchange Commission; provided that if any document included by reference is a final official statement, it must be available from the Municipal Securities

Rulemaking Board; and provided further that the District shall clearly identify each such document so included by reference.

5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the District shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds in a timely manner not more than ten (10) Business Days after the event:

1. principal and interest payment delinquencies;
2. unscheduled draws on debt service reserves reflecting financial difficulties;
3. unscheduled draws on credit enhancements reflecting financial difficulties;
4. substitution of credit or liquidity providers, or their failure to perform;
5. issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposed Issue (IRS Form 5701-TEB);
6. tender offers;
7. defeasances;
8. ratings changes; and
9. bankruptcy, insolvency, receivership or similar proceedings.

Note: For the purposes of the event identified in subparagraph (9), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(b) Pursuant to the provisions of this Section 5, the District shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds, if material:

1. unless described in Section 5(a)(5), adverse tax opinions or other material notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
2. modifications to the rights of Bondholders;
3. optional, unscheduled or contingent Bond calls;
4. release, substitution or sale of property securing repayment of the Bonds;
5. non-payment related defaults;

6. the consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms; and

7. appointment of a successor or additional paying agent or fiscal agent or the change of the name of a paying agent or fiscal agent.

(c) If the District determines that knowledge of the occurrence of a Listed Event under Section 5(b) would be material under applicable federal securities laws, the District shall file a notice of such occurrence with EMMA in a timely manner not more than ten (10) Business Days after the event.

6. Customarily Prepared and Public Information. Upon request, the District shall provide to any person financial information and operating data regarding the District which is customarily prepared by the District and is publicly available.

7. Termination of Obligation. The District's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the District shall give notice of such termination in the same manner as for a Listed Event under Section 5(c).

8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the District may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that, in the opinion of nationally recognized bond counsel, such amendment or waiver is permitted by the Rule.

9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the District chooses to include any information in any notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the District shall not thereby have any obligation under this Disclosure Certificate to update such information or include it in any future notice of occurrence of a Listed Event.

10. Default. In the event of a failure of the District to comply with any provision of this Disclosure Certificate, any Holders or Beneficial Owners of at least 50% aggregate principal amount of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Certificate in the event of any failure of the District to comply with this Disclosure Certificate shall be an action to compel performance.

No Holder or Beneficial Owner of the Bonds may institute such action, suit or proceeding to compel performance unless they shall have first delivered to the District satisfactory written evidence of their status as such, and a written notice of and request to cure such failure, and the District shall have refused to comply therewith within a reasonable time.

11. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Participating Underwriter and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: October 1, 2012

COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA) OF THE COUNTY OF LOS
ANGELES

By:

Mark J. Saladino
Treasurer and Tax Collector of the
County of Los Angeles

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles

Name of Bond Issue: Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles
Special Tax Refunding Bonds, Series 2012A

Date of Issuance: _____, 2012

NOTICE IS HEREBY GIVEN that Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles (the "Issuer") has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate, dated as of _____, 2012. [The Issuer anticipates that the Annual Report will be filed by _____.]

Dated: _____

_____,
as Dissemination Agent

cc: County of Los Angeles

APPENDIX D

BOOK-ENTRY-ONLY SYSTEM

The information in this Appendix concerning DTC and DTC's book-entry only system has been obtained from sources that the District and the Underwriter believe to be reliable, but neither the District nor the Underwriter takes any responsibility for the completeness or accuracy thereof. The following description of the procedures and record keeping with respect to beneficial ownership interests in the Series 2012A Bonds, payment of principal, premium, if any, accreted value, if any, and interest with respect to the Series 2012A Bonds to DTC Participants or Beneficial Owners, confirmation and transfers of beneficial ownership interests in the Series 2012A Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Series 2012A Bonds. The Series 2012A Bonds will be executed and delivered as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond will be executed and delivered for each annual maturity of the Series 2012A Bonds, each in the aggregate principal amount of such annual maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC is rated AA+ by Standard & Poor's. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Series 2012A Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Series 2012A Bonds on DTC's records. The ownership interest of each actual purchaser of each Series 2012A Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2012A Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Series 2012A Bonds, except in the event that use of the book-entry system for the Series 2012A Bonds is discontinued.

To facilitate subsequent transfers, all Series 2012A Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2012A Bonds with DTC and their registration in the name

of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2012A Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2012A Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Series 2012A Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Series 2012A Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Series 2012A Bond documents. For example, Beneficial Owners of Series 2012A Bonds may wish to ascertain that the nominee holding the Series 2012A Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Series 2012A Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Series 2012A Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Authority as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Series 2012A Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2012A Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Authority or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the Authority, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Authority or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Bond Owner shall give notice to elect to have its Series 2012A Bonds purchased or tendered, through its Participant, to the Trustee, and shall effect delivery of such Series 2012A Bond by causing the Direct Participant to transfer the Participant's interest in the Series 2012A Bonds, on DTC's records, to the Trustee. The requirement for physical delivery of Series 2012A Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Series 2012A Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Series 2012A Bonds to the Trustee's DTC account.

DTC may discontinue providing its services as depository with respect to the Series 2012A Bonds at any time by giving reasonable notice to the Authority or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, physical Series 2012A Bonds are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event Bonds will be printed and delivered to DTC.

THE PAYING AGENT, AS LONG AS A BOOK-ENTRY ONLY SYSTEM IS USED FOR THE SERIES 2012A BONDS, WILL SEND ANY NOTICE OF REDEMPTION OR OTHER NOTICES TO OWNERS ONLY TO DTC. ANY FAILURE OF DTC TO ADVISE ANY DTC PARTICIPANT, OR OF ANY DTC PARTICIPANT TO NOTIFY ANY BENEFICIAL OWNER, OF ANY NOTICE AND ITS CONTENT OR EFFECT WILL NOT AFFECT THE VALIDITY OF SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE REDEMPTION

OF THE SERIES 2012A BONDS CALLED FOR REDEMPTION OR OF ANY OTHER ACTION PREMISED
ON SUCH NOTICE.

APPENDIX E

ECONOMIC AND DEMOGRAPHIC INFORMATION REGARDING THE COUNTY OF LOS ANGELES

The following information concerning Community Facilities District No. 7 (the "District") and the County of Los Angeles (the "County") and the State of California (the "State") is included only for the purpose of supplying general background information regarding the community

General Description

The District is located in the southwest portion of the unincorporated area of Altadena. It covers an area of approximately 220 acres, including 108.3 acres of natural open space, and is accessible via surface streets and the 210 Freeway. Residents of the District are zoned to Pasadena Unified School District schools.

Altadena is a census-designated place in Los Angeles County, California. Located at the foot of the San Gabriel Mountains, Altadena is bordered by the Angeles National Forest to the north, and by the affluent cities of Pasadena and La Canada-Flintridge to the east, south and west. Altadena encompasses about 8.7 square miles (14 km²). It is a "bedroom community" of the County with little to no employment base of its own. The majority of the residents are employed outside the community which is convenient to Pasadena, Glendale, Burbank and downtown Los Angeles. The population was 92,772 at the 2010 census.

The County encompasses an area of approximately 4,081 miles in southwestern California. The 88 cities within the County encompass about 35% of the County, while more than 65% of the County remains unincorporated. The County has the largest population of any county in the nation with more than 10 million inhabitants as of 2012, nearly twice as many as the next largest county. The County is bordered on the east and the south by Orange and San Bernardino Counties, on the north by Kern County, and on the west by Ventura County and the Pacific Ocean.

Population

The population of the County and the State is shown below for calendar years 2008 through 2012.

County of Los Angeles and State of California Population Estimates

<i>Year</i>	<i>County of Los Angeles</i>	<i>State of California</i>
2008	9,785,474	36,704,375
2009	9,801,096	36,966,713
2010	9,822,121	37,223,900
2011 ⁽¹⁾	9,847,712	37,253,956
2012 ⁽¹⁾	9,884,632	37,678,563

⁽¹⁾ Based on 2010 Census results. Data from prior years has not been updated to reflect the 2010 Census results and is NOT consistent nor comparable with data released in May 2011.

Source: *California Department of Finance, Demographic Research Unit.*

Employment

The following table sets forth the recent civilian labor force, employment and unemployment figures for the County.

LOS ANGELES COUNTY Civilian Labor Force, Employment and Unemployment Annual Averages 2007-2011

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Civilian Labor Force	4,872,500	4,934,800	4,904,300	4,910,500	4,924,400
Employment	4,625,600	4,565,500	4,335,200	4,291,400	4,318,900
Unemployment	246,900	369,300	569,000	619,100	605,500
Unemployment Rate	5.1%	7.5%	11.6%	12.6%	12.3%

Source: *State of California Employment Development Department.*

Industry

The District and Stevenson Ranch are included in the Los Angeles-Long Beach-Glendale Metropolitan Statistical Area. The distribution of employment in the Los Angeles-Long Beach-Glendale area is presented in the following table for calendar years 2007 through 2011. These figures are multi-county-wide statistics and may not necessarily accurately reflect employment trends within the District or Stevenson Ranch.

INDUSTRY BY EMPLOYMENT Los Angeles-Long Beach-Glendale Metropolitan Statistical Area 2007-2011

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Total Farm	7,500	6,900	6,200	6,200	5,500
Mining and Logging	4,400	4,400	4,100	4,100	4,000
Construction	157,600	145,200	117,300	104,500	103,500
Manufacturing:					
Durable Goods	250,900	243,200	217,500	207,000	202,800
Nondurable Goods	198,300	191,200	171,600	166,200	162,600
Service Providing:					
Wholesale Trade	227,000	223,700	204,500	203,300	207,200
Retail Trade	426,000	416,500	387,000	386,000	390,900
Transportation, Warehousing & Utilities	165,600	163,100	151,200	150,600	149,900
Information	209,800	210,300	191,200	191,500	195,600
Financial Activities	243,800	233,300	216,000	209,500	209,400
Professional & Business Services	605,400	582,600	529,800	527,500	540,400
Education & Health Services	492,700	505,800	514,600	522,000	534,800
Leisure & Hospitality	397,900	401,600	385,600	384,800	392,800
Other Services	147,100	146,100	137,900	136,700	135,000
Government	<u>595,700</u>	<u>603,700</u>	<u>595,800</u>	<u>576,600</u>	<u>565,200</u>
Total (all industries)	4,129,600	4,077,600	3,830,300	3,779,300	3,799,600

Source: *State of California Employment Development Department.*

Largest Employers

The table below lists the twenty largest private employers in the Los Angeles County Area.

LARGEST PRIVATE-SECTOR EMPLOYERS Los Angeles County 2011

<u>Rank</u>	<u>Company</u>	<u>Los Angeles County Employees</u>	<u>Description</u>
1.	Kaiser Permanente	33,600	Non-profit health plan
2.	Northrop Grumman Corp.	21,000	Defense contractor
3.	University of Southern California	16,180	Private university
4.	Target Corp.	15,000	Retailer
5.	Ralphs/Food 4 Less (Division of Kroger Co.)	13,500	Grocery retailer
6.	Cedars-Sinai Medical Center	12,068	Medical center
7.	Bank of America Corp.	12,000	Banking and financial services
8.	Boeing Co.	11,520	Integrated aerospace and defense systems
9.	Providence Health & Services Southern California	10,616	Medical centers
10.	The Home Depot	10,250	Home improvement specialty retailer
11.	Vons	10,152	Grocery retailer
12.	Wells Fargo	9,723	Diversified financial services
13.	Edison International	9,171	Electric utility
14.	AT&T Inc.	8,500	Telecommunications
15.	California Institute of Technology	8,400	Private university, operator of Jet Propulsion Laboratory
16.	ABM Industries Inc.	8,300	Facility services, janitorial, parking, security, engineering and lighting
17.	FedEx Corp.	8,000	Shipping and logistics
18.	Catholic Healthcare West	7,192	Hospitals
19.	JP Morgan Chase	6,500	Banking and financial services
20.	Amgen Inc.	6,200	Biotechnology

Source: *Los Angeles Business Journal*, September 2011.

Personal Income

The following table summarizes per capita personal income for the County, the State of California and the United States for 2000 to 2011.

PER CAPITA PERSONAL INCOME Los Angeles County, State of California, and United States of America 2000-2011

<u>Year</u>	<u>Los Angeles County</u>	<u>State of California</u>	<u>United States of America</u>
2000	\$29,878	\$33,404	\$30,318
2001	31,523	33,896	31,145
2002	32,080	34,049	31,462
2003	32,995	34,975	32,271
2004	34,534	36,887	33,881
2005	36,498	38,767	35,424
2006	39,610	41,567	37,698
2007	41,273	43,240	39,461
2008	42,881	43,853	40,674
2009	40,356	42,395	39,635
2010	41,791	42,514	39,937
2011	--	44,481	41,663

Note: Per capita personal income was computed using Census Bureau midyear population estimates. All dollar estimates are in current dollars (not adjusted for inflation).

Source: *U.S. Department of Commerce, Bureau of Economic Analysis.*

Commercial Activity

Summaries of historic taxable sales within the County is shown in the following table.

TAXABLE SALES County of Los Angeles 2007-2011⁽¹⁾ (Dollars in Thousands)

<u>Year</u>	<u>Retail Permits</u>	<u>Retail Stores Taxable Transactions</u>	<u>Total Permits</u>	<u>Total Outlets Taxable Transactions</u>
2007	142,380	96,095,711	290,344	137,820,418
2008	146,999	89,810,309	289,802	131,881,744
2009	175,461	78,444,115	264,928	112,744,722
2010	182,491	82,175,416	271,293	116,942,334
2011 ⁽¹⁾	177,900	20,705,740	264,818	29,260,271

Source: "Taxable Sales in California (Sales & Use Tax)," *California Board of Equalization.*

⁽¹⁾ Through First Quarter 2011.

APPENDIX F
SUMMARY OF THE BOND INDENTURE

CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles (the “District”) in connection with the \$_____ Special Tax Refunding Bonds, Series 2012A (the “Bonds”). The Bonds are being issued pursuant to an Indenture (the “Original Indenture”) dated as of August 1, 1999 by and among the District acting through the Board of Supervisors of the County, the Treasurer and Tax Collector of the County, as Paying Agent (the “Paying Agent”), and the Auditor-Controller of the County, as Fiscal Agent (the “Fiscal Agent”), as amended and supplemented by a First Supplemental Indenture, dated as of October 1, 2012 (the “First Supplemental Indenture” and, together with the Original Indenture, the “Indenture”). The District covenants and agrees as follows:

1. Purpose of this Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the District for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule.

2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

Annual Report. The term “Annual Report” means any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

Beneficial Owner. The term “Beneficial Owner” means any person which: (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries); or (b) is treated as the owner of any Bonds for federal income tax purposes.

EMMA. The term “EMMA” means the Municipal Securities Rulemaking Board’s Electronic Municipal Market Access System for municipal securities disclosures, maintained on the Internet at <http://emma.msrb.org/>.

Fiscal Year. The term “Fiscal Year” means the one-year period ending on the last day of June of each year.

Holder. The term “Holder” means a registered owner of the Bonds.

Listed Events. The term “Listed Events” means any of the events listed in Sections 5(a) and (b) of this Disclosure Certificate.

Official Statement. The term “Official Statement” means the Official Statement dated _____, 2012 delivered in connection with the issuance of the Bonds.

Participating Underwriter. The term “Participating Underwriter” means the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

Rule. The term “Rule” means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

3. Provision of Annual Reports.

(a) The District shall provide not later than February 1 following the end of its Fiscal Year (commencing with Fiscal Year 2013) to EMMA an Annual Report relating to the immediately preceding Fiscal Year which is consistent with the requirements of Section 4 of this Disclosure Certificate, which Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate.

(b) If the District is unable to provide to EMMA an Annual Report by the date required in subsection (a), the District shall send to EMMA a notice in substantially the manner prescribed by the Municipal Securities Rulemaking Board.

4. Content of Annual Reports. The Annual Report shall contain or incorporate by reference the following:

(a) The audited financial statements of the County for the prior Fiscal Year, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the County's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available;

(b) Principal amount of the Bonds for the District as of September 2 preceding the filing of the Annual Report;

(c) Balance in each fund under the Indenture as of September 2 preceding the filing of the Annual Report;

(d) any changes to the Rate and Method of Apportionment of the Special Taxes approved or submitted to the qualified electors for approval prior to the filing of the Annual Report and a description of any parcels for which the Special Taxes have been prepaid in the Fiscal Year for which the Annual Report is being prepared;

(e) an update of Tables 1 and 2 in the Official Statement based upon the most recent Special Tax levy preceding the date of the Annual Report and on the assessed values of property for the current fiscal year;

(f) an update of Table 3 in the Official Statement reflecting and the status of any foreclosure actions being pursued by the District with respect to delinquent Special Taxes;

(g) an update of Tables 4 and 5 in the Official Statement based upon the most recent Special Tax levy preceding the date of the Annual Report; and

(h) any information not already included under (a) through (g) above that the District is required to file in its annual report to the California Debt and Investment Advisory Commission pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the District or the County or related public entities, which have been submitted to EMMA or the Securities and Exchange Commission; provided that if any document included by reference is a final official statement, it must be available from the Municipal Securities

Rulemaking Board; and provided further that the District shall clearly identify each such document so included by reference.

5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the District shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds in a timely manner not more than ten (10) Business Days after the event:

1. principal and interest payment delinquencies;
2. unscheduled draws on debt service reserves reflecting financial difficulties;
3. unscheduled draws on credit enhancements reflecting financial difficulties;
4. substitution of credit or liquidity providers, or their failure to perform;
5. issuance by the Internal Revenue Service of proposed or final determination of taxability or of a Notice of Proposed Issue (IRS Form 5701-TEB);
6. tender offers;
7. defeasances;
8. ratings changes; and
9. bankruptcy, insolvency, receivership or similar proceedings.

Note: For the purposes of the event identified in subparagraph (9), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(b) Pursuant to the provisions of this Section 5, the District shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds, if material:

1. unless described in Section 5(a)(5), adverse tax opinions or other material notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;
2. modifications to the rights of Bondholders;
3. optional, unscheduled or contingent Bond calls;
4. release, substitution or sale of property securing repayment of the Bonds;
5. non-payment related defaults;

6. the consummation of a merger, consolidation, or acquisition involving the District or the sale of all or substantially all of the assets of the District, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms; and

7. appointment of a successor or additional paying agent or fiscal agent or the change of the name of a paying agent or fiscal agent.

(c) If the District determines that knowledge of the occurrence of a Listed Event under Section 5(b) would be material under applicable federal securities laws, the District shall file a notice of such occurrence with EMMA in a timely manner not more than ten (10) Business Days after the event.

6. Customarily Prepared and Public Information. Upon request, the District shall provide to any person financial information and operating data regarding the District which is customarily prepared by the District and is publicly available.

7. Termination of Obligation. The District's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the District shall give notice of such termination in the same manner as for a Listed Event under Section 5(c).

8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the District may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that, in the opinion of nationally recognized bond counsel, such amendment or waiver is permitted by the Rule.

9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the District chooses to include any information in any notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the District shall not thereby have any obligation under this Disclosure Certificate to update such information or include it in any future notice of occurrence of a Listed Event.

10. Default. In the event of a failure of the District to comply with any provision of this Disclosure Certificate, any Holders or Beneficial Owners of at least 50% aggregate principal amount of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Certificate in the event of any failure of the District to comply with this Disclosure Certificate shall be an action to compel performance.

No Holder or Beneficial Owner of the Bonds may institute such action, suit or proceeding to compel performance unless they shall have first delivered to the District satisfactory written evidence of their status as such, and a written notice of and request to cure such failure, and the District shall have refused to comply therewith within a reasonable time.

11. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Participating Underwriter and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: October 1, 2012

COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA) OF THE COUNTY OF LOS
ANGELES

By:

Mark J. Saladino
Treasurer and Tax Collector of the
County of Los Angeles

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles

Name of Bond Issue: Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles
Special Tax Refunding Bonds, Series 2012A

Date of Issuance: _____, 2012

NOTICE IS HEREBY GIVEN that Community Facilities District No. 7 (Altadena Area) of the County of Los Angeles (the "Issuer") has not provided an Annual Report with respect to the above-named Bonds as required by Section 3 of the Continuing Disclosure Certificate, dated as of _____, 2012. [The Issuer anticipates that the Annual Report will be filed by _____.]

Dated: _____

_____,
as Dissemination Agent

cc: County of Los Angeles

ESCROW AGREEMENT

by and between the

COMMUNITY FACILITIES DISTRICT NO. 7
OF THE COUNTY OF LOS ANGELES
(ALTADENA AREA)

and

U.S. BANK NATIONAL ASSOCIATION,
as Escrow Agent and
as 1999A Paying Agent

Dated as of _____ 1, 2012

Relating to the Refunding of the
Community Facilities District No. 7 of the County of Los Angeles (Altadena Area)
Special Tax Bonds, Series 1999A

ESCROW AGREEMENT

This ESCROW AGREEMENT, dated as of _____ 1, 2012, by and between the COMMUNITY FACILITIES DISTRICT NO. 7 OF THE COUNTY OF LOS ANGELES (ALTADENA AREA) (the "District"), a community facilities district organized and existing under the laws of the State of California, acting through the Board of Supervisors of the County of Los Angeles as the legislative body, and U.S. BANK NATIONAL ASSOCIATION, a national banking association organized and existing under the laws of the United States of America, as escrow agent (the "Escrow Agent") and acting on behalf of the Treasurer and Tax-Collector of the County (the "Treasurer") as paying agent for the 1999A Bonds (described below) (the "1999A Paying Agent");

WITNESSETH:

WHEREAS, the District has previously issued its \$9,000,000 original principal amount of Special Tax Bonds, Series 1999A (the "1999A Bonds") pursuant to an Indenture, dated August 1, 1999, as amended by the First Supplemental Indenture, dated as of _____, 2012 (the "Indenture"), each by and among the District, the Treasurer and the Auditor-Controller of the County, as fiscal agent; and

WHEREAS, the District desires to refund all of the currently outstanding 1999A Bonds; and

WHEREAS, the Board of Supervisors of the County of Los Angeles has approved the issuance by the District of the Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) Special Tax Refunding Bonds, Series 2012A, the proceeds of which are to be used in part to effect the refunding of the 1999A Bonds;

NOW, THEREFORE, in consideration of the mutual premises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

SECTION 1. As used herein, the following terms shall have the following meanings:

"Code" means the Internal Revenue Code of 1986.

"Escrow Agent" means U.S. Bank National Association, and its successors and assigns, and any other corporation or institution that may at any time be substituted in its place as provided in Section 13 hereof.

"Escrow Fund" means the Escrow Fund established and held by the Escrow Agent pursuant to Section 3 hereof.

"Escrow Requirements" means the amount sufficient to pay principal, premium, if any, and interest with respect to the 1999A Bonds through and including the Redemption Date.

“Escrow Securities” means Federal Securities (as defined in the Indenture) deposited in the Escrow Fund pursuant to Section 5 hereof.

“Redemption Date” means March 1, 2013, the date on which the 1999A Bonds are to be redeemed.

“Refunding Bonds” means the Community Facilities District No. 7 of the County of Los Angeles (Altadena Area) Special Tax Refunding Bonds, Series 2012A.

SECTION 2. The District hereby appoints U.S. Bank National Association as Escrow Agent under this Escrow Agreement for the benefit of the owners of the 1999A Bonds. The Escrow Agent hereby accepts the duties and obligations of Escrow Agent under this Escrow Agreement and agrees that the irrevocable instructions to the Escrow Agent herein provided are in a form satisfactory to it. The applicable and necessary provisions of the Indenture, including particularly the redemption provisions thereof, are incorporated herein by reference. Reference herein to, or citation herein of, any provisions of the Indenture shall be deemed to incorporate the same as a part hereof in the same manner and with the same effect as if the same were fully set forth herein.

SECTION 3. There is created and established with the Escrow Agent a special and irrevocable trust fund designated the “Escrow Fund” (the “Escrow Fund”), to be held by the Escrow Agent separate and apart from all other funds and accounts, and used only for the purposes and in the manner provided in this Escrow Agreement.

SECTION 4. The District herewith deposits, or causes to be deposited, with the Escrow Agent into the Escrow Fund, to be held in irrevocable trust by the Escrow Agent and to be applied solely as provided in this Escrow Agreement, the sum of \$_____, as follows:

- (i) from the proceeds of the Refunding Bonds, the sum of \$_____;
- (ii) from the Series 1999A Reserve Fund created under Section 4.01 of the Indenture, the sum of \$_____; and
- (iii) from the Special Tax Fund created under the Indenture, the sum of \$_____.

SECTION 5. The Escrow Agent acknowledges receipt of the moneys described in Section 4. [The Escrow Agent agrees immediately to invest \$_____ of such amounts in the Escrow Securities set forth in Exhibit A hereto, and to deposit such Escrow Securities in the Escrow Fund and to retain the amount of \$_____ in cash in the Escrow Fund.]

The Escrow Agent shall not have the power to sell, transfer, request the redemption of or otherwise dispose of some or all of the Escrow Securities in the Escrow Fund or to substitute other Escrow Securities therefor.

SECTION 6. As the principal of the Escrow Securities shall mature and be paid, and the investment income and earnings thereon are paid, the Escrow Agent shall not reinvest

such moneys. Such amounts shall be applied by the Escrow Agent to the payment of the Escrow Requirements for the equal and ratable benefit of the owners of the 1999A Bonds.

SECTION 7. The District has caused schedules to be prepared relating to the sufficiency of the anticipated receipts from the Escrow Securities listed in Exhibit A to pay the Escrow Requirements.

SECTION 8. The District hereby directs and the Escrow Agent hereby agrees that the Escrow Agent will take all the actions required to be taken by it hereunder, in order to effectuate this Escrow Agreement. The liability of the Escrow Agent for the payment of the Escrow Requirements shall be limited to the application, in accordance with this Escrow Agreement, of the principal amount of the Escrow Securities and the interest earnings thereon available for such purposes in the Escrow Fund.

SECTION 9. The District irrevocably instructs the Escrow Agent to pay to the 1999A Paying Agent, on the Redemption Date, from amounts held in the Escrow Fund, the amount equal to the redemption price of the remaining \$_____ aggregate principal amount of the 1999A Bonds called for redemption on the Redemption Date, including redemption premium, if any, plus interest accrued thereon to the Redemption Date. The District irrevocably instructs the 1999A Paying Agent under the Indenture to mail a notice of redemption of the 1999A Bonds, as provided in Section 3.5 of the Indenture.

SECTION 10. The trust hereby created shall be irrevocable and the owners of the 1999A Bonds shall have an express lien limited to all moneys and Escrow Securities in the Escrow Fund, including the interest earnings thereon, until paid out, used and applied in accordance with this Escrow Agreement.

SECTION 11. This Agreement is made pursuant to and in furtherance of the Indenture and for the benefit of the District and the owners from time to time of the 1999A Bonds and it shall not be repealed, revoked, altered, amended or supplemented without the written consent of all such owners and the written consent of the Escrow Agent and the District; provided, however, that the District and the Escrow Agent may, without the consent of, or notice to, such owners enter into such amendments or supplements as shall not be inconsistent with the terms and provisions of this Escrow Agreement, for any one or more of the following purposes:

(a) to cure an ambiguity or formal defect or omission in this Escrow Agreement;

(b) to grant to, or confer upon, the Escrow Agent for the benefit of the owners of the 1999A Bonds, any additional rights, remedies, powers or District that may lawfully be granted to, or conferred upon, such owners or the Escrow Agent; and

(c) to transfer to the Escrow Agent and make subject to this Escrow Agreement additional funds, securities or properties.

The Escrow Agent and 1999A Paying Agent shall be entitled conclusively to rely upon an unqualified opinion of nationally recognized bond counsel with respect to compliance with this Section, including the extent, if any, to which any change, modification or addition

affects the rights of the owners of the 1999A Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section.

SECTION 12. In consideration of the services rendered by the Escrow Agent under this Escrow Agreement, the District agrees to and shall pay to the Escrow Agent its fees, plus expenses, including all reasonable expenses, charges, counsel fees and other disbursements incurred by it or by its attorneys, agents and employees in and about the performance of their powers and duties hereunder, and the Escrow Agent shall have no lien whatsoever upon any of the moneys or Escrow Securities in the Escrow Fund for the payment of such proper fees and expenses.

SECTION 13. The Escrow Agent at the time acting hereunder may at any time resign and be discharged from the trusts hereby created by giving not less than 60 days' written notice to the District and the 1999A Paying Agent, specifying the date when such resignation will take effect in the same manner as a notice is to be mailed pursuant to Section 9 hereof, but no such resignation shall take effect unless a successor Escrow Agent shall have been appointed by the owners of the 1999A Bonds or by the District as hereinafter provided and such successor Escrow Agent shall have accepted such appointment, in which event such resignation shall take effect immediately upon the appointment and acceptance of a successor Escrow Agent.

The Escrow Agent may be removed at any time by an instrument or concurrent instruments in writing, delivered to the Escrow Agent and to the District and the 1999A Paying Agent and signed by the owners of a majority in principal amount of the 1999A Bonds.

In the event the Escrow Agent hereunder shall resign or be removed, or be dissolved, or shall be in the course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in the case the Escrow Agent shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor Escrow Agent may be appointed by the owners of a majority in principal amount of the 1999A Bonds, by an instrument or concurrent instruments in writing, signed by such owners, or by their attorneys in fact, duly authorized in writing; provided, nevertheless, that in any such event, the District shall appoint a temporary Escrow Agent to fill such vacancy until a successor Escrow Agent shall be appointed by the owners of a majority in principal amount of the 1999A Bonds, and any such temporary Escrow Agent so appointed by the District shall immediately and without further act be superseded by the Escrow Agent so appointed by such owners.

In the event that no appointment of a successor Escrow Agent or a temporary successor Escrow Agent shall have been made by such owners or the District pursuant to the foregoing provisions of this Section within 60 days after written notice of the removal or resignation of the Escrow Agent has been given to the District, the holder of any of the 1999A Bonds or any retiring Escrow Agent may apply to any court of competent jurisdiction for the appointment of a successor Escrow Agent, and such court may thereupon, after such notice, if any, as it shall deem proper, appoint a successor Escrow Agent.

No successor Escrow Agent shall be appointed unless such successor Escrow Agent shall be a corporation or institution with trust powers organized under the financial institution laws of the United States or any state, and shall have at the time of appointment

capital and surplus of not less than \$50,000,000. For purpose of this Section 13, a corporation or institution with trust powers organized under the financial institution laws of the United States or any state shall be deemed to have combined capital and surplus of at least \$50,000,000 if it has a combined capital surplus of at least \$20,000,000 and is a wholly owned subsidiary of a corporation having a combined capital and surplus of at least \$50,000,000.

Every successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor and to the District, an instrument in writing accepting such appointment hereunder and thereupon such successor Escrow Agent without any further act, deed or conveyance, shall become fully vested with all the rights, immunities, powers, trust, duties and obligations of its predecessor; but such predecessor shall, nevertheless, on the written request of such successor Escrow Agent or the District execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers and trusts of such predecessor hereunder; and every predecessor Escrow Agent shall deliver all securities and moneys held by it to its successor. Should any transfer, assignment or instrument in writing from the District be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Escrow Agent, any such transfer, assignment and instrument in writing shall, on request, be executed, acknowledged and delivered by the District.

Any corporation or association into which the Escrow Agent, or any successor to it in the trusts created by this Escrow Agreement, may be merged or converted or with which it or any successor to it may be consolidated, or any corporation resulting from any merger, conversion, consolidation or reorganization to which the Escrow Agent or any successor to it shall be a party or any successor to a substantial portion of the Escrow Agent's corporate trust business, shall, if it meets the qualifications set forth in the fifth paragraph of this Section, be the successor Escrow Agent under this Escrow Agreement without the execution or filing of any paper or any other act on the part of any of the parties hereto, anything herein to the contrary notwithstanding. The liability of the Escrow Agent to make payments required in the Agreement shall be limited to the moneys and Escrow Securities in the Escrow Fund.

SECTION 14. The Escrow Agent shall have no power or duty to invest any funds held under this Escrow Agreement except as provided in Sections 5 and 6 hereof. The Escrow Agent shall have no power or duty to transfer or otherwise dispose of the moneys held hereunder except as provided in this Escrow Agreement.

SECTION 15. To the extent permitted by law, the District hereby assumes liability for, and hereby agrees (whether or not any of the transactions contemplated hereby are consummated) to indemnify, protect, save and keep harmless the Escrow Agent and its successors, assigns, agents, employees and servants, from and against any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements (including reasonable legal fees and disbursements) of whatsoever kind and nature which may be imposed on, incurred by, or asserted against, the Escrow Agent at any time (whether or not also indemnified against the same by the District or any other person under any other agreement or instrument, but without double indemnity) in any way relating to or arising out of the execution, delivery and performance of this Escrow Agreement, the establishment hereunder of the Escrow Fund, the acceptance of the funds and securities deposited therein, the purchase of any securities

to be purchased pursuant thereto, the retention of such securities or the proceeds thereof and any payment, transfer or other application of moneys or securities by the Escrow Agent in accordance with the provisions of this Escrow Agreement. The District shall not be required to indemnify the Escrow Agent against the Escrow Agent's own negligence or willful misconduct or the negligence or willful misconduct of the Escrow Agent's successors, assigns, agents and employees or the material breach by the Escrow Agent of the terms of this Escrow Agreement. In no event shall the District or the Escrow Agent be liable to any person by reason of the transactions contemplated hereby other than to each other as set forth in this Section. The indemnities contained in this Section shall survive the termination of this Escrow Agreement and the resignation or removal of the Escrow Agent.

SECTION 16. The recitals of fact contained in the "Whereas" clauses herein shall be taken as the statements of the District, and the Escrow Agent assumes no responsibility for the correctness thereof. The Escrow Agent makes no representation as to the sufficiency of the securities to be purchased pursuant hereto and any uninvested moneys to accomplish the redemption of the 1999A Bonds pursuant to the Indenture or to the validity of this Escrow Agreement as to the District and, except as otherwise provided herein, the Escrow Agent shall incur no liability in respect thereof. The Escrow Agent shall not be liable in connection with the performance of its duties under this Escrow Agreement except for its own negligence or willful misconduct, and the duties and obligations of the Escrow Agent shall be determined by the express provisions of this Escrow Agreement. The Escrow Agent may consult with counsel, who may or may not be counsel to the District, and in reliance upon the written opinion of such counsel shall have full and complete authorization and protection in respect of any action taken, suffered or omitted by it in good faith in accordance therewith. Whenever the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to taking, suffering, or omitting any action under this Escrow Agreement, such matter (except the matters set forth herein as specifically requiring a certificate of a nationally recognized firm of independent certified public accountants or an opinion of nationally recognized bond counsel) may be deemed to be conclusively established by a written certification of the District. Whenever the Escrow Agent shall deem it necessary or desirable that a matter specifically requiring a certificate of a nationally recognized firm of independent certified public accountants or an opinion of nationally recognized bond counsel be proved or established prior to taking, suffering, or omitting any such action, such matter may be established only by such a certificate or such an opinion. The Escrow Agent shall incur no liability for losses arising from any investment made pursuant to this Escrow Agreement.

No provision of this Escrow Agreement shall require the Escrow Agent to expend or risk its own funds or otherwise incur any financial liability in the performance or exercise of any of its duties hereunder, or in the exercise of its rights or powers.

Any company into which the Escrow Agent may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Escrow Agent may sell or transfer all or substantially all of its corporate trust business shall be the successor to the Escrow Agent without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding.

SECTION 17. This Escrow Agreement shall terminate upon payment of all 1999A Bonds on the Redemption Date. Upon such termination, all moneys remaining in the Escrow Fund after payment of all fees and expenses of the Escrow Agent shall be released to the District.

SECTION 18. This Escrow Agreement is made in the State of California under the Constitution and laws of the State of California and is to so be construed.

SECTION 19. If any one or more of the covenants or agreements provided in this Escrow Agreement on the part of the District or the Escrow Agent to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Escrow Agreement.

All the covenants, promises and agreements in this Escrow Agreement contained by or on behalf of the District or by or on behalf of the Escrow Agent shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.

SECTION 20. This Escrow Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have caused this Escrow Agreement to be executed by their duly authorized officers as of the date first-above written.

COMMUNITY FACILITIES DISTRICT NO. 7
(ALTADENA AREA) OF THE COUNTY OF
LOS ANGELES
ACTING THROUGH THE BOARD OF
SUPERVISORS OF THE COUNTY OF LOS
ANGELES AS THE LEGISLATIVE BODY

By _____
Chairman

ATTEST:
SACHI A. HAMAI,
EXECUTIVE OFFICER-CLERK
OF THE BOARD OF SUPERVISORS

By _____
Deputy

U.S. BANK NATIONAL ASSOCIATION,
as Escrow Agent and as 1999A Paying Agent

By _____
Authorized Officer

Exhibit A

Schedule of Escrow Securities

<u>Principal Amount</u>	<u>Security</u>	<u>Maturity Date</u>	<u>Coupon</u>	<u>Purchase Price</u>
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Total